



# Design Review Board

July 24, 2019

5:30-7:45 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	Steven Meek
	2) Secretary Report	Dean Gunderson

## Board Business:

5:35 - 5:45	1) Approve the <a href="#">July 10, 2019 meeting minutes</a>	
	2) Old Business	
	3) New Business	Steven Meek
	4) Changes to the agenda	

## Workshop:

5:45 – 6:45	1) <a href="#">Liberty Park Branch Library</a>	Taylor Berberich
6:45 – 7:45	2) <a href="#">VOA Hope House</a>	Dean Gunderson

## Adjournment:

**The next Design Review Board meeting is scheduled for August 14, 2019**

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

**Username:** COS Guest **Password:** 2ZW6Vt5S

**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

July 10, 2019

Meeting called to order at 5:30 PM

## Attendance

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

## Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
  - 9 projects have been submitted for design review in the last week.

## Board Business:

3. **Approval of Minutes:** Motion to approve the June 12, 2019 meeting minutes made by Grant Keller, motion seconded by Ted Teske, motion approved unanimously
4. **Old Business:** None
5. **New Business:**
  - DRB/PC Subcommittee Report;
    - Committee identified the following priorities
      - A. Shared definition of design
      - B. Neighborhood involvement
      - C. "Full Circle" accountability and enforcement of DRB recommendations
      - D. Improving communication and resolution of issues between the PC & DRB
      - E. Modifications to development standards, design standards, and/or design guidelines
      - F. Modifications to DRB triggers and thresholds
    - Dean Gunderson provided a detailed overview of comments and input received by committee participants.
    - Board members continued to discuss the report and comments.
6. **Changes to the Agenda:** None

Chuck Horgan made a motion to adjourn the meeting, motion seconded by Grant Keller, motion passed unanimously and meeting adjourned at 7:46 pm

Next Design Review Board meeting is scheduled for July 24, 2019.

# Liberty Park Branch Library

## 1 - Program Review/Collaborative Workshop

### Design Review Staff Report

July 19, 2019

**Staff:**

Taylor Berberich  
Urban Designer  
(509) 625-6193  
[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)

Dean Gunderson  
Senior Urban Designer  
(509) 625-6082  
[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)

Neighborhood & Planning Services Department

**Applicants:**

City of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201

ATTN:

ATTN: Cody Dompier, Integrus Architecture  
(509) 838-8681  
[cdompier@integrusarch.com](mailto:cdompier@integrusarch.com)

## Design Review Board Authority

### Spokane Municipal Code [Chapter 04.13](#) Design Review Board

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
  - a. wisely allocate the City's resources,
  - b. serve as models of design quality

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, all public projects or structures 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.

Advisory Actions of the Design Review Board will be forwarded to the Planning Director as well as the chair of the East Central Neighborhood Council.

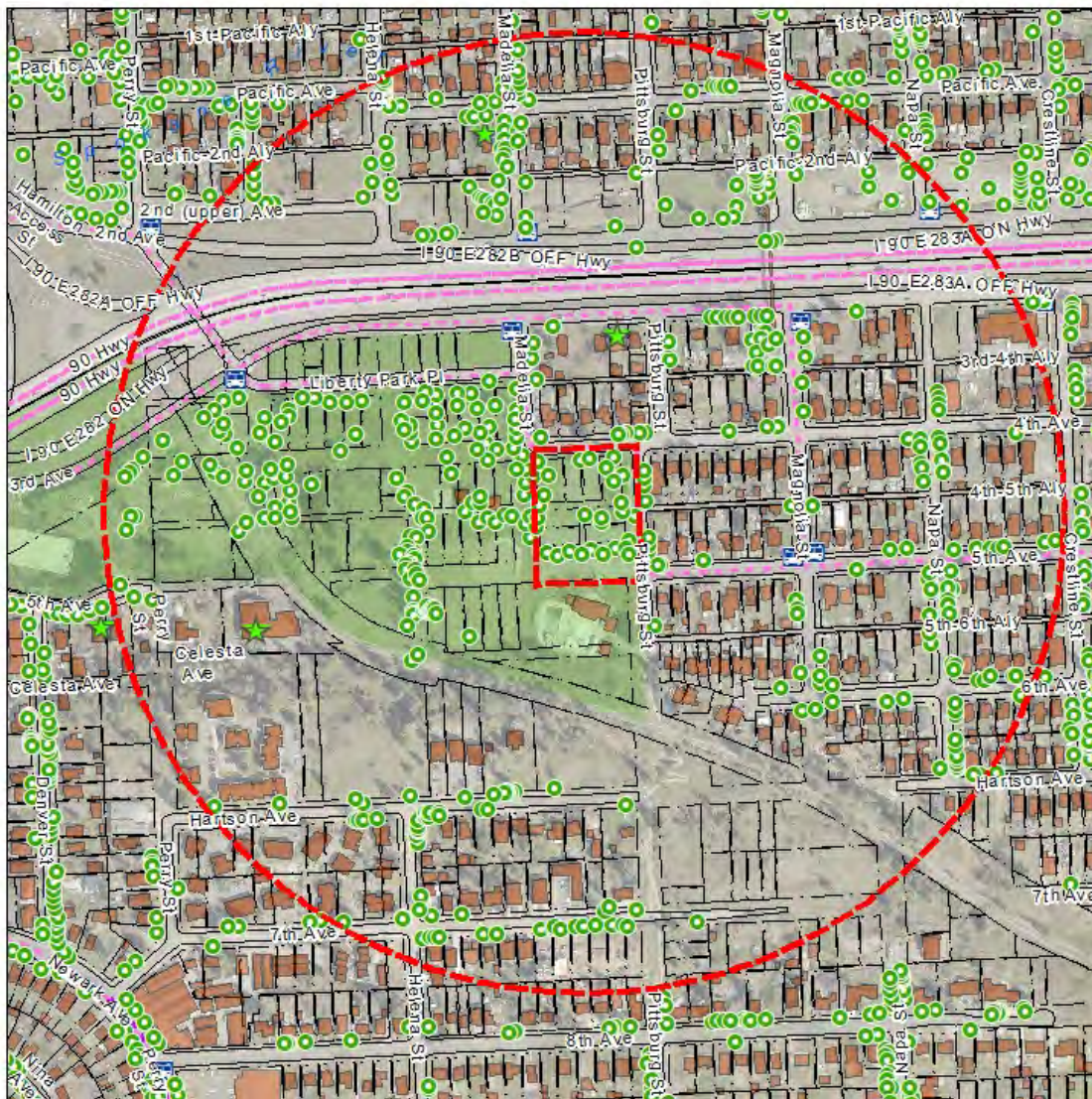
## Project Description

Please see applicant's submittal information.

## Location & Context

The site is located at 1722 E. 4<sup>th</sup> Avenue, in the portion of Liberty Park at the corner of 4<sup>th</sup> Avenue and S. Pittsburg Street in the East Central neighborhood. It consists of ten city-owned lots consisting of just over 2 acres: parcel numbers 35212.2601, 35212.2602, 35212.2603, 35212.2604, 35212.2605, 35212.2606, 35212.2607, 35212.2608, 35212.2609, and 35212.2610. The three nearest bus stops are all along the 94 bus route, which operates on a 30-minute loop.

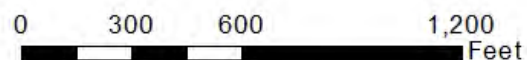




## 1/4 MILE RADIUS - LIBERTY PARK BRANCH LIBRARY

### LEGEND

★ Historic Property	<b>Complete Streets</b>
● Tree Inventory	<b>Type</b>
■ STA Bus Stop	Yellow Line Bike/Pedestrian Path
--- STA Bus Route	Purple Line Pedestrian Street
City Park	Magenta Line Type I Complete Street
Parcel	Green Line Type II Complete Street
Building	Red Line Type III Complete Street
	Blue Line Type IV Complete Street



## Character Assets

The site is the high point of the park and overlooks basalt cliffs to the south and southwest. The surrounding park offers greenspace, views, and recreation opportunities. There are a number of city trees present throughout the park and within the project site. Residential properties border the site to the north and east. The Liberty Aquatic Center is also within Liberty Park, to the south of the proposed library site. Power lines run along the eastern edge of the project site, along Pittsburg Street.

There are four historic properties located within ¼-mile of the subject site, and the East Central Neighborhood Plan identifies several actions items related to establishing walking tours connecting historic properties – and, specifically, the incorporation of displays in the (then) East Side Public Library depicting the history of the neighborhood and its various additions.

## Regulatory Analysis

### Zoning Code Requirements

The project site falls into the Residential Two Family (RTF) zone. The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

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

### Institutional Design Standards

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

### Section 17C.110.510 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.110.515 through SMC 17C.110.575 follow [SMC 17C.110.510](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

Urban design staff offers the following summary and discussion of design standards applicable to this project:

### **Per SMC [17C.110.515](#)** Buildings Along the Street, specifically:

The purpose of this section states *“To ensure that some part of the development of a site contributes to the liveliness of sidewalks”* and the presumption *“Buildings placed along sidewalks shall have windows and doors facing the street and shall incorporate other architectural features.”* This particular design may not have fully met the purpose of this section.

### **Per SMC [17C.110.540](#)** Pedestrian Connections in Parking Lots, specifically:

The purpose of this section is *“To create a network of safe and attractive linkages for pedestrians”* and design standard 1 states that *“within parking lots containing more than thirty stalls, clearly defined pedestrian connections shall be provided”* (emphasis added). The parking lot layout does not appear to meet this requirement.

Per **SMC 17C.110.545** Transition Between Institutional and Residential Development, specifically:

The purpose of this section is *“to ensure compatibility between the more intensive uses in and lower intensity uses of adjacent residential zones”* and the design standard states that *“code provisions require lower heights for portions of buildings that are close to single-family residential zones. In addition, any side of the building visible from the ground level of an adjacent single-family residential zone shall be given architectural treatment using two or more of the following architectural details such as: projecting sills; canopies; plinths; containers for season plantings; tilework; medallions; pitched roof form, windows, or balconies.”* The applicant may want to review the architectural form and ensure this provision is met.

Per **SMC 17C.110.555** Prominent Entrances, specifically:

The purpose of this section is *“to ensure that building entrances are easily identifiable and clearly visible from streets and sidewalks”* and the design standard states that *“the principal entry to a store/building shall be marked by ornamentation around the door; and at least one of the following:*

- i. Recessed entrance (recessed at least three feet).*
- ii. Protruding entrance (protruding at least three feet) .*
- iii. Canopy (extending at least five feet).*
- iv. Portico (extending at least five feet).*
- v. Overhang (extending at least five feet).*

The plans do not indicate a building entrance visible or accessible from 4<sup>th</sup> Avenue, and the entrance from Pittsburg Street appears to be staff only. The applicant may want to revise the architectural plan to ensure this provision is met.

## City of Spokane Comprehensive Plan

[Comprehensive Plan link](#)

**LU 1 CITY-WIDE LAND USE:** Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development.

**LU 1.12 Public Facilities and Services:** Goal: Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.

**LU 1.13 PARKS AND OPEN SPACE:** Develop funding mechanisms, incentives, and other methods to procure land for formal parks and/or natural open space in existing and new neighborhoods based upon adopted standards of the Comprehensive Plan.

**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 4 TRANSPORTATION

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



#### **LU 4.1 LAND USE AND TRANSPORTATION**

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

#### **LU 4.4 CONNECTIONS**

Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

#### **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 5.4 NATURAL FEATURES AND HABITAT PROTECTION**

Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.

#### **LU 5.5 COMPATIBLE DEVELOPMENT**

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

#### **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.

#### **LU 7 IMPLEMENTATION**

Goal: Ensure that the goals and policies of the Comprehensive Plan are implemented.

#### **LU 7.4 SUB-AREA PLANNING FRAMEWORK**

Use the Comprehensive Plan for overall guidance and undertake more detailed sub-area and neighborhood planning in order to provide a forum for confronting and reconciling issues and empowering neighborhoods to solve problems collectively.

**TR GOAL A: PROMOTE A SENSE OF PLACE:** Promote a sense of community and identity through the provision of context sensitive transportation choices and transportation design features, recognizing that both profoundly affect the way people interact and experience the city.

**TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS:** Promote land use patterns and construct transportation facilities and other urban features that advance Spokane's quality of life.

**TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS:** Protect natural, community, and neighborhood assets to create and connect places where people live their daily lives in a safe and healthy environment.

**TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY:** Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users.

**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.

**TR 7 NEIGHBORHOOD ACCESS**

Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.

**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.

**TR 18 PARKING**

Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.

**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 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 2.3 DESIGN STANDARDS FOR PUBLIC PROJECTS AND STRUCTURES**

Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

**DP 2.4 DESIGN FLEXIBILITY FOR NEIGHBORHOOD FACILITIES**

Incorporate flexibility into building design and zoning codes to enable neighborhood facilities to be used for multiple uses.

**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 2.15 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 5 LOCAL DETERMINATION**

Goal: Make neighborhoods attractive, safe places by encouraging residents to express their design and development values.

### **DP 5.1 NEIGHBORHOOD PARTICIPATION**

Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.

## **NE 6 NATIVE SPECIES PROTECTION**

Goal: Protect and enhance diverse and healthy native species, such as plants, trees, animals, and fungi, for present and future generations and respect the ecological necessity of bio-diversity.

### **NE 6.1 NATIVE AND NON-NATIVE ADAPTIVE PLANTS AND TREES**

Encourage the use of and development of standards for using native and nonnative adaptive plants and trees in landscape designs for public and private projects.

### **NE 6.4 FISH AND WILDLIFE PROTECTION**

Continue to identify and protect those fish and wildlife and their habitats which are identified as a priority by citizens and scientific experts.

### **NE 6.5 PROTECTION OF ADJACENT WILDLIFE HABITATS**

Coordinate with adjacent jurisdictions and agencies to designate, protect, and acquire wildlife habitats that abut or straddle the city limits or urban growth boundary.

## **NE 7 NATURAL LAND FORM**

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

## **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.

## **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 6.3 NATURAL SURVEILLANCE**

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

### **SH 6.6 NEIGHBORHOOD ROLE**

Encourage neighborhood residents to apply CPTED principles in their consideration of development issues within their own particular neighborhood.

## **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 2.3 SPECIAL NEEDS**

Ensure that neighborhood-based services are available for special needs and located in proximity to public transit routes in order to be accessible to local residents.

## **N 3 NEIGHBORHOOD FACILITIES**

Goal: Maximize the usefulness of existing neighborhood facilities and services while minimizing the impacts of major facilities located within neighborhoods.

### **N 3.1 MULTIPURPOSE USE OF NEIGHBORHOOD BUILDINGS**

Work with neighborhoods to develop a strategy for the multipurpose use of existing structures and the extension of services within neighborhoods for neighborhood activities.

### **N 3.2 MAJOR FACILITIES**

Use the siting process outlined under "Adequate Public Lands and Facilities" (LU 6) as a guide when evaluating potential locations for facilities within city neighborhoods, working with neighborhood councils and/or interest-specific committees to explore mitigation measures, public amenity enhancements, and alternative locations.

## **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 4.1 NEIGHBORHOOD TRAFFIC IMPACT**

Consider impacts to neighborhoods when planning the city transportation network.

### **N 4.3 TRAFFIC PATTERNS**

Alter traffic patterns and redesign neighborhood streets in order to reduce non-neighborhood traffic, discourage speeding, and improve neighborhood safety.

### **N 4.8 SIDEWALK PROGRAM**

Develop a sidewalk program to maintain, repair, or build new sidewalks in existing neighborhoods, and require sidewalks in new neighborhoods, concurrent with development.

### **N 4.9 PEDESTRIAN SAFETY**

Design neighborhoods for pedestrian safety.

## **N 6 THE ENVIRONMENT**

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

### **N 6.4 MAINTENANCE OF CITY PROPERTY**

Ensure that city land, property, and infrastructure within neighborhoods are adequately maintained to protect the public health, safety, and welfare.

## **East-Central Neighborhood Plan**

[Neighborhood Plan PDF Link Here](#)

### **ACTION ITEMS: ENVIRONMENT**

1. Protect and enhance the neighborhood's open spaces by the improvement of Liberty Park, Underhill Park, and Grant Park.
3. Encourage sustainable development through the use of green building materials and design, community conservation and recycling.

Action Items: Transportation

5. Increase the line of sight and visibility at intersections by the use of traffic signs and more prominent lines to distinguish turning lanes and pedestrian crosswalks.

**Ongoing Neighborhood Projects:** Continue to support and expand the paving of streets and alleys in the neighborhood to reduce air pollution.

### **ACTION ITEMS: WALKABLE STREETS**

1. Link the Ben Burr Trail to the Centennial Trail and neighborhood streets.
2. Improve connections from the Ben Burr Trail to Grant Park and Underhill Park.
3. Develop a trail system that connects all parts of the neighborhood with maps and trail head markers for all trails, parks, and pedestrian corridors.
4. Improve and maintain the Pittsburg Street stairway linking Liberty Park to the South Perry District.
5. Increase cross-community transit system.

**Ongoing Neighborhood Projects:** Continue to encourage the enforcement of traffic and safety laws in the neighborhood.

### **ACTION ITEMS: ECONOMIC DEVELOPMENT**

4. Provide basic skills and employment training, transportation, job linkages, and job readiness support for residents.

### **ACTION ITEMS: SOCIAL, HEALTH, AND YOUTH**

1. Increase neighborhood awareness of existing services, e.g. develop a central service referral system.
3. Enhance and expand continuum of services for neighborhood youth.
4. Foster partnerships between neighborhood stakeholders to provide job training and job placement for youth and adults.
5. Increase resident participation in neighborhood safety and security programs.

**Ongoing Neighborhood Projects:** Maintain and expand funding of ECCC operations, COP shops, and neighborhood clean-up programs.



## Topics for Discussion

To address the Comprehensive Plan Policies and East-Central Neighborhood Plan listed in the staff report, staff would offer the following for consideration and discussion:

### Neighborhood

1. Section 17C.110.555 of the Spokane Municipal Code (SMC) requires building entrances to be visible from streets and sidewalks. The main entrance gives significant prominence to the parking lot and patrons who access the site by vehicle. As a neighborhood branch library, can more prominence be given to those walking and biking to the area, particularly from the sidewalks to the north and bulb-out on the northeast corner of the site?

*Please see City of Spokane Comprehensive Plan Goals and Policies: LU 2.1 PUBLIC REALM FEATURES, LU 4.4 CONNECTIONS, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 TRANSPORTATION NETWORK FOR ALL USERS, SH 4.1 UNIVERSAL ACCESSIBILITY, N 3 NEIGHBORHOOD FACILITIES, N 4.1 NEIGHBORHOOD TRAFFIC IMPACT, and N 4.9 PEDESTRIAN SAFETY.*

*Please see Spokane Municipal Code: SMC 17C.110.515: Buildings Along the Street and SMC Section 17C.110.555: Prominent Entrances.*

2. What facilities have been provided for bicycle and scooter parking/storage?

*Please see City of Spokane Comprehensive Plan Goals and Policies: LU 2.1 PUBLIC REALM FEATURES, LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR 1 TRANSPORTATION NETWORK FOR ALL USERS, and NE 13.2 WALKWAY AND BICYCLE PATH DESIGN.*

### Site

3. The submittal mentions preserving and using the existing trees, however there are 15 trees listed on the city's tree inventory that do not appear on the submitted site plan. Will these 15 trees be replaced or relocated?

*Please see City of Spokane Comprehensive Plan Goals and Policies: LU 1.13 PARKS AND OPEN SPACE, DP 2.15 URBAN TREES AND LANDSCAPE AREAS, and N 6 THE ENVIRONMENT.*

4. Is there an opportunity to connect to the existing sidewalk coming in from the northwest portion of the site, in order to enhance neighborhood connectivity?

*Please see City of Spokane Comprehensive Plan Goals and Policies: LU 4.4 CONNECTIONS, LU 5.5 COMPATIBLE DEVELOPMENT, LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD, TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 TRANSPORTATION NETWORK FOR ALL USERS, TR 7 NEIGHBORHOOD ACCESS, NE 13 CONNECTIVITY, NE 13.1 WALKWAY AND BICYCLE PATH SYSTEM, NE 13.2 WALKWAY AND BICYCLE PATH DESIGN, N 3.1 MULTIPURPOSE USE OF NEIGHBORHOOD BUILDINGS, N 4.8 SIDEWALK PROGRAM, and N 4.9 PEDESTRIAN SAFETY.*

### Building

5. The Marketplace was called the "heart of the project" in the submittal narrative. What is the purpose of this space, and how will it serve as the heart/hub?
  - a. UPDATE: The applicant submitted a response via email on Wednesday, July 17<sup>th</sup>: The Marketplace, or merchandising presentation of materials, makes new and popular materials more accessible. Coupled with comfortable, flexible seating, visitors are invited to browse and extend their stay. The space also contains the single point of service

desk, where staff are available to address more specific customer needs. With rolling furniture, this space is flexible to allow for community gathering and pre-funk / spill out from the program/meeting room. (see attached email at end of staff report)

*Please see City of Spokane Comprehensive Plan Goals and Policies: LU 1.12 PUBLIC FACILITIES AND SERVICES, LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD, TR GOAL A: PROMOTE A SENSE OF PLACE, DP 2.4 DESIGN FLEXIBILITY FOR NEIGHBORHOOD FACILITIES, DP 2.6 BUILDING AND SITE DESIGN, and N 3.1 MULTIPURPOSE USE OF NEIGHBORHOOD BUILDINGS.*

6. The proposed porch on the south side of the building will likely get very hot during the summer months. Is there an opportunity to provide shade for patrons via trees or canopy structures? Is there an opportunity to develop an outdoor porch space on the north side of the building as a shaded area during hot summer days?

*Please see City of Spokane Comprehensive Plan Goals and Policies: LU 1.13 PARKS AND OPEN SPACE, LU 5.1 BUILT AND NATURAL ENVIRONMENT, DP 2.6 BUILDING AND SITE DESIGN, DP 2.15 URBAN TREES AND LANDSCAPE AREAS, and N 6 THE ENVIRONMENT.*

## 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  
Public Project Design Guidelines

## Berberich, Taylor

---

**From:** Cody Dompier <[cdompier@integrusarch.com](mailto:cdompier@integrusarch.com)>  
**Sent:** Wednesday, July 17, 2019 5:05 PM  
**To:** Berberich, Taylor  
**Cc:** Steven Clark  
**Subject:** RE: Liberty Park Library Draft Staff Report

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Taylor,

One clarification:

The Marketplace, or merchandising presentation of materials, makes new and popular materials more accessible. Coupled with comfortable, flexible seating, visitors are invited to browse and extend their stay. The space also contains the single point of service desk, where staff are available to address more specific customer needs. With rolling furniture, this space is flexible to allow for community gathering and pre-funk / spill out from the program/meeting room.

Thanks!

Cody

Cody Dompier, AIA  
Architect



Integrus Architecture  
509.838.8681 | office

---

**From:** Berberich, Taylor <[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)>  
**Sent:** Tuesday, July 16, 2019 9:09 AM  
**To:** Cody Dompier <[cdompier@integrusarch.com](mailto:cdompier@integrusarch.com)>  
**Subject:** RE: Liberty Park Library Draft Staff Report

Perfect, thank you Cody!

Best,

-Taylor

---

**From:** Cody Dompier <[cdompier@integrusarch.com](mailto:cdompier@integrusarch.com)>  
**Sent:** Monday, July 15, 2019 4:44 PM  
**To:** Berberich, Taylor <[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)>  
**Cc:** Mann, Alex <[amann@spokanecity.org](mailto:amann@spokanecity.org)>; Gunderson, Dean <[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)>  
**Subject:** RE: Liberty Park Library Draft Staff Report

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thank you Taylor.

We will read through the document and provide any questions / feedback by EOD Wednesday.

Cody Dompier, AIA  
Architect



Integrus Architecture  
509.838.8681 | office

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**From:** Berberich, Taylor <[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)>  
**Sent:** Monday, July 15, 2019 3:02 PM  
**To:** Cody Dompier <[cdompier@integrusarch.com](mailto:cdompier@integrusarch.com)>  
**Cc:** Mann, Alex <[amann@spokanecity.org](mailto:amann@spokanecity.org)>; Gunderson, Dean <[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)>  
**Subject:** Liberty Park Library Draft Staff Report

Good Afternoon Cody,

I hope you had a great weekend! Attached is the draft staff report for the Liberty Lake Library project. It includes background information, applicable excerpts of the comprehensive plan, municipal code, and neighborhood plan, as well as topics for discussion to be used during the collaborative workshop. Please read through the document, and let me know if my analysis misses the mark. In addition, please read through the topics of discussion at the end and let me know if any of those have already been addressed. If so, please point me to where it has been explained in the submittal packet or provide either additional documents or a written explanation of the question.

I will need to send out the final staff report to the board by the end of this week, so if could have your comments sent back by the end of the day Wednesday, I will be able to incorporate them into the final. Please let me know if you have any questions or need clarification on the report.

Regards,



**Taylor Berberich**

| Urban Designer | 509.625.6193  
[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)

Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW



# LIBERTY PARK LIBRARY SPOKANE PUBLIC LIBRARY

DESIGN REVIEW BOARD  
PROGRAM REVIEW / COLLABORATIVE WORKSHOP





Section 1 | The Team

Section 2 | Project Summary



Section 3 | Context Analysis



Section 4 | Site Analysis



Section 5 | Concept



# the team



## About Spokane Public Library (SPL)

Spokane Public Library is a community of learning. They aim to inspire a thriving city through cultural and educational opportunities. Their services and programs are guided by the Library's mission statement and the value for:

- Education - They connect their community with education, information and programming.
- Collaboration - They work together to create the best outcomes.
- Diversity - They include and celebrate Spokane's diverse communities.
- Innovation - They take risks and drive change.
- Customer Experience - They impress their customers with individualized service.
- Accountability - They use public funds responsibly.



## About Integrus Architecture

Founded in 1953, Integrus Architecture is an award winning Pacific Northwest firm offering professional Architectural, Structural, Interior Design and Lab Design services. Today, Integrus comprises a diverse and dedicated group of over 125 professionals, each committed to an integrated approach to design which results in buildings that are direct expressions of the people and institutions they serve.

Our work engages in a meaningful way with its surroundings, improves human experience, embraces the craft of building, fosters innovative thinking, and strives to leave a gentle imprint on the face of the planet.

By creating buildings that add significant value to the communities in which they're situated, we at Integrus endeavor to make the world a better place – for everyone – to live, to work, to learn.



## About Group 4

For more than 40 years Group 4 has honed their ability to collaboratively develop community architecture with project owners, users, and stakeholders. Their participatory process and integrated approach create award winning projects that celebrate the values and aspirations of those they serve.

They evaluate each design against four overall considerations:

1. Environment - Minimized footprint and maximized performance – balance for impact.
2. Economy - Finite resources align short- and long-term goals toward latent strengths.
3. Community - Support of many, fosters cohesive, owned, and responsive places.
4. Culture - Our identity develops those rare spaces that embrace their users.



## About MW

MW Consulting Engineers, a Spokane, Washington, based firm, includes a staff of nearly 50 engineers, designers, drafters, and business administration professionals. They have more than 33 years of experience in designing complex facilities throughout the Inland Northwest and internationally.



## About AHBL

Through innovative planning, design, and engineering, they improve our communities and build collaborative partnerships one project at a time.

They strive to achieve their client's goals within the boundaries of the code requirements by using the right mix of traditional and sustainable design solutions.



# project summary 2

## PROJECT INFORMATION

### OWNER

Spokane Public Library and  
Spokane Public Schools

### PROJECT ADDRESS

1722 E 4TH

### ARCHITECT

Integrus Architecture  
10 S. Cedar, Spokane, WA  
99201

### Group 4 Architecture

211 Linden, South San Francis-  
co, CA 94080

### ZONING

RTF - Residential Two-Family

### LAND USE

Open Space

## STATEMENT OF DEVELOPMENT OBJECTIVES

As a key component in the 2018 Library Bond, this project brings a new 21st century library to the East Central Neighborhood at Liberty Park. This 12,500sf building is a children and family-focused library that replaces the 6,000sf existing library 6 blocks away.

The building has been placed at the eastern edge of the park – an ideal placement for the building to act as the threshold between park and neighborhood. Situated at the highest point of the park, the building opens up and captures views to the south and west, overlooking the beautiful park and basalt cliffs beyond.

The interior layout of the building is logical and simple. The heart of the project is the marketplace, adjacent to the entry and central to the entire building. It's here that the single point of service resides, with a view of the entire project, and very close to the building entry - the natural first stop upon entering the library. The rest of the building is built around this marketplace: group study space to the south, the program room/ restroom block to the north, the children's discovery to the west, adult/teen area to the northeast, and staff/mechanical to the southeast. An integral part of the new Spokane Public Library system, this building is focused towards children; in that light, the children's discovery area is front and center, at the western edge of the building where it opens to the park and looks out upon the expansive views. In looking toward the future of libraries, the program/meeting room is embedded within the building proper (as opposed to having a lockable entry/restrooms by the door), and has the ability to open up to the adult/teen area, children's discovery, and the marketplace – adding much needed flexibility for a multitude of programs and events. The adult/teen area, with additional group study spaces, nestle into the lower, quieter portion of the building (and site) at the NE corner. The staff space, with the CEP office near the core of the building for observation, is directly adjacent to the entry. With the simple and powerful organization of the interior spaces, this library branch is poised to stand the test of time.



## DESIGN GOALS

- Bring a new 21st century library to the East Central Neighborhood at Liberty Park.
- Enhance and create a vibrant neighborhood hub – pool, park, library
- Library as a prominent gathering point, launching pad, porch of the park and neighborhood
- Create a building appropriately sized, situated, and suited to the neighborhood
- Ensure that the building fits into the natural context of the park
  - Takes inspiration from traditional parklike structures
  - Building designed in a classically northwest style
  - Designed with natural materials, such as natural wood and weathered steel
  - Building feels warm and inviting
  - Building nestles in between existing older growth trees; few trees to be removed

## CITY COMPREHENSIVE PLAN - HOW THE BUILDING RESPONDS

This library will embrace the guidelines of the City of Spokane's Comprehensive Plan. Relevant sections include:

- 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 3.8 Shared Parking  
Encourage shared parking facilities for business and commercial establishments that have dissimilar peak use periods.
- LU 5.4 Natural Features and Habitat Protection  
Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat
- LU 6.2 Open Space  
Identify, designate, prioritize, and seek funding for open space areas.
- 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.
- TR 7 Neighborhood Access  
Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.
- TR 18 Parking  
Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.
- TR 20 Bicycle/Pedestrian Coordination  
Coordinate bicycle and pedestrian planning to ensure that projects are developed to meet the safety and access needs of all users
- N 2.2 Neighborhood Centers  
Develop neighborhoods that enable citizens to live, work, shop, socialize, and receive other essential services within their neighborhood.



## A CLOSER LOOK AT THE NEIGHBORHOOD

This building must fit into the neighborhood. In order to do that, analysis is key.

context  
analysis3



AERIAL VIEWS



NORTH VIEW



EAST VIEW



SOUTH VIEW



WEST VIEW



SITE PLAN



EAST SIDE BRANCH LIBRARY



EAST CENTRAL COMMUNITY CENTER



BUS STOP



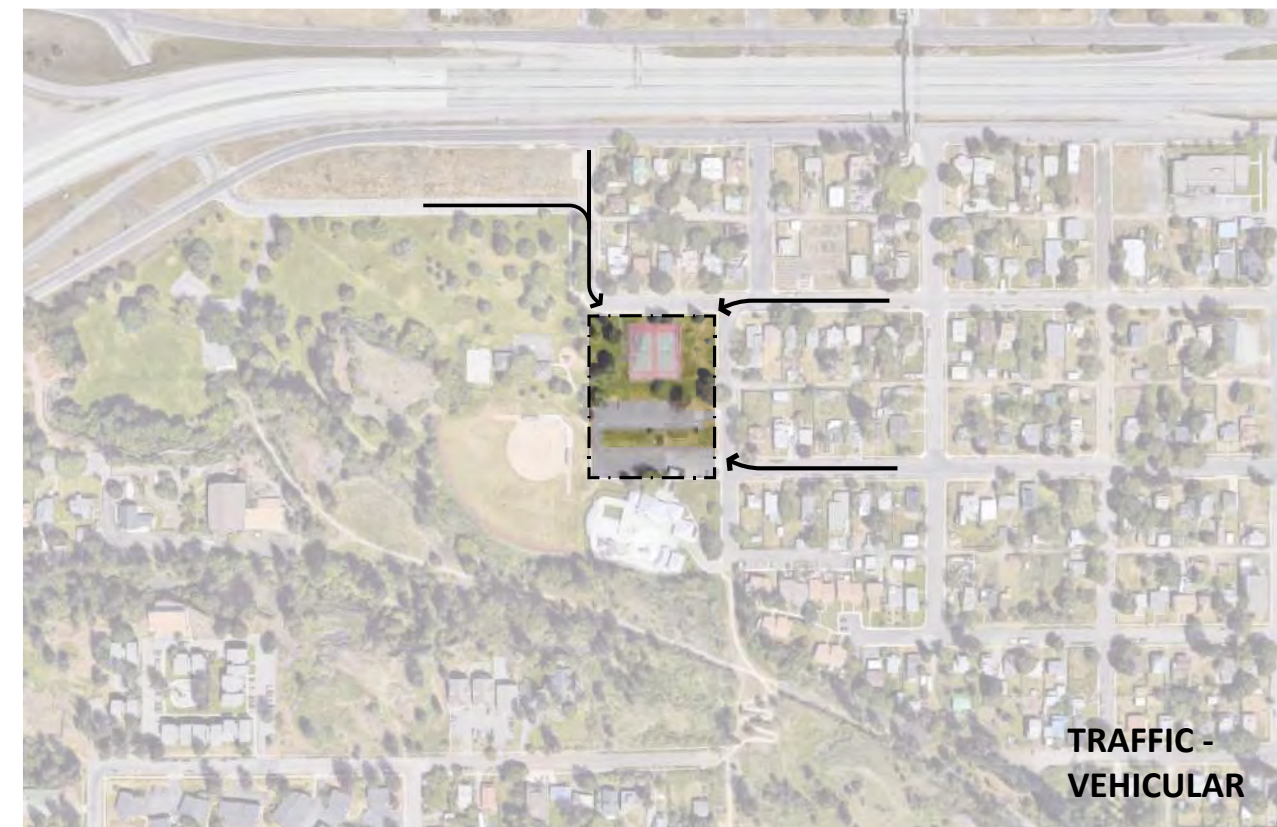
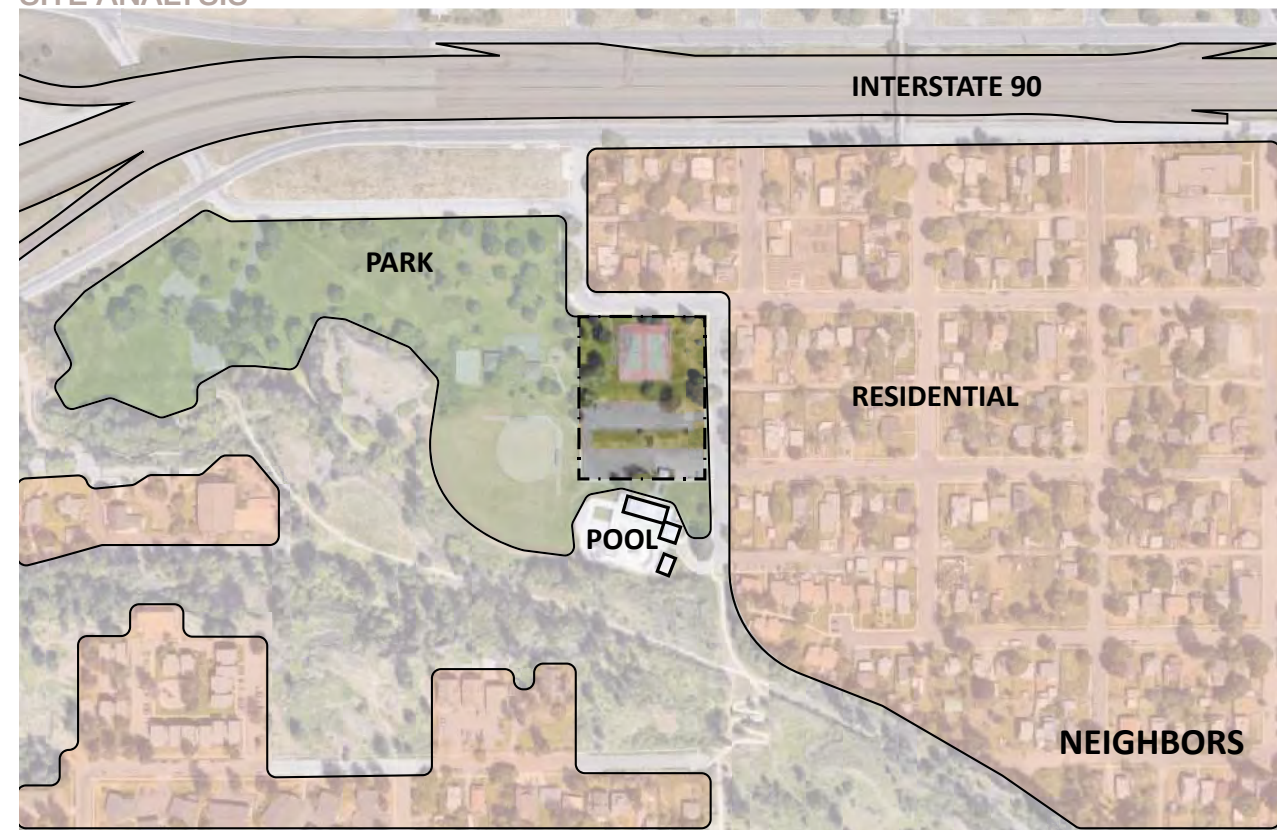
COMMUNITY GARDEN



HISTORIC STRUCTURE



## SITE ANALYSIS



## CONTEXT ANALYSIS - CONSIDERATIONS

### NEIGHBORS

- Flanked by the park to the west, I-90 to north and the basalt cliffs to south, the project is isolated from those areas. The residential area to the east the project is the local neighborhood to be served. Up the trail on the hill, the residential neighborhood to the south is served as well.

### GEOLOGY

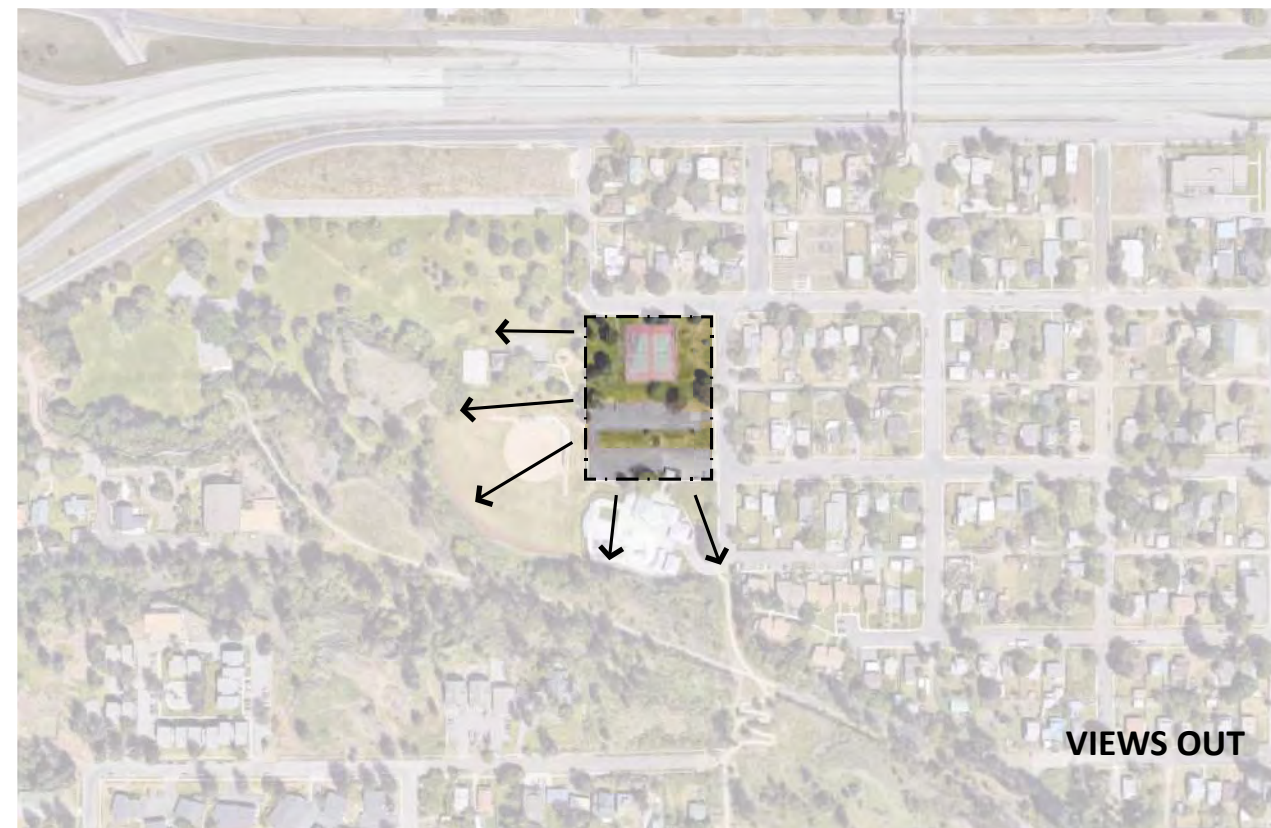
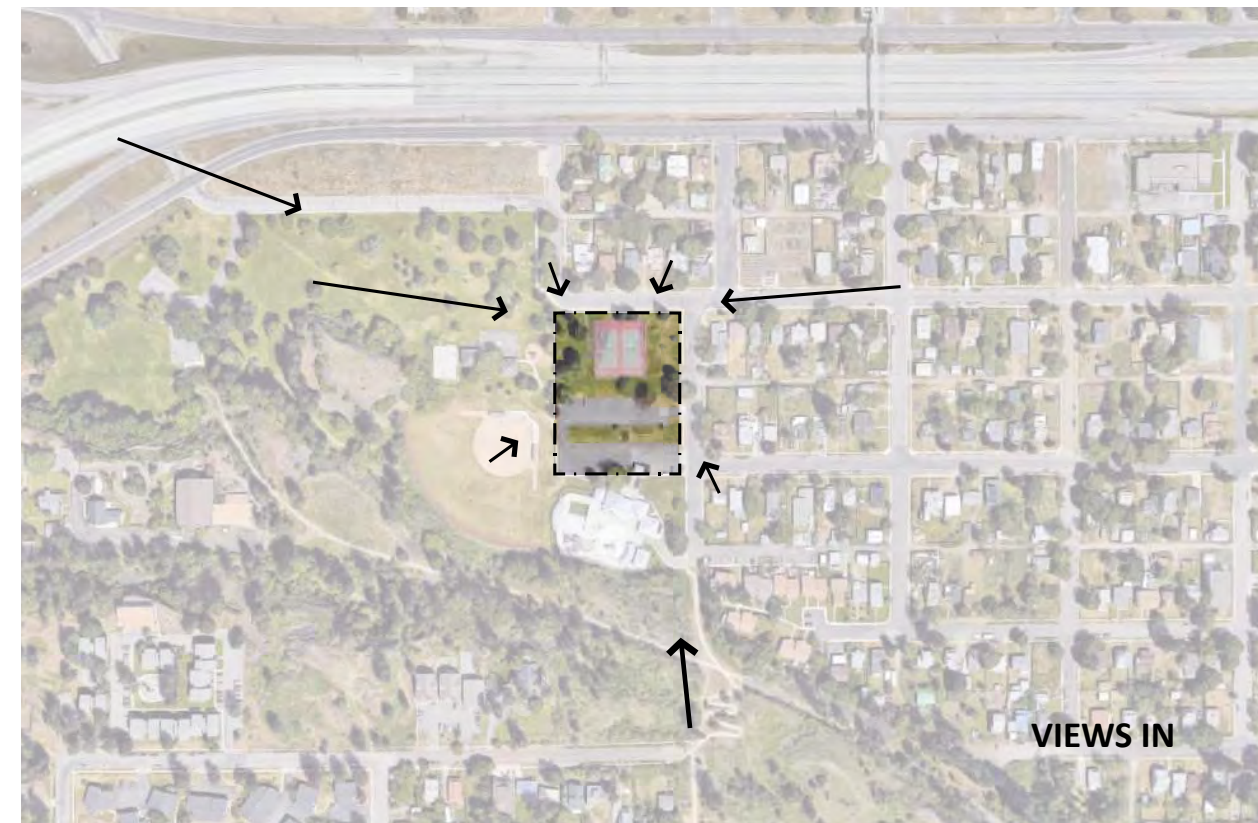
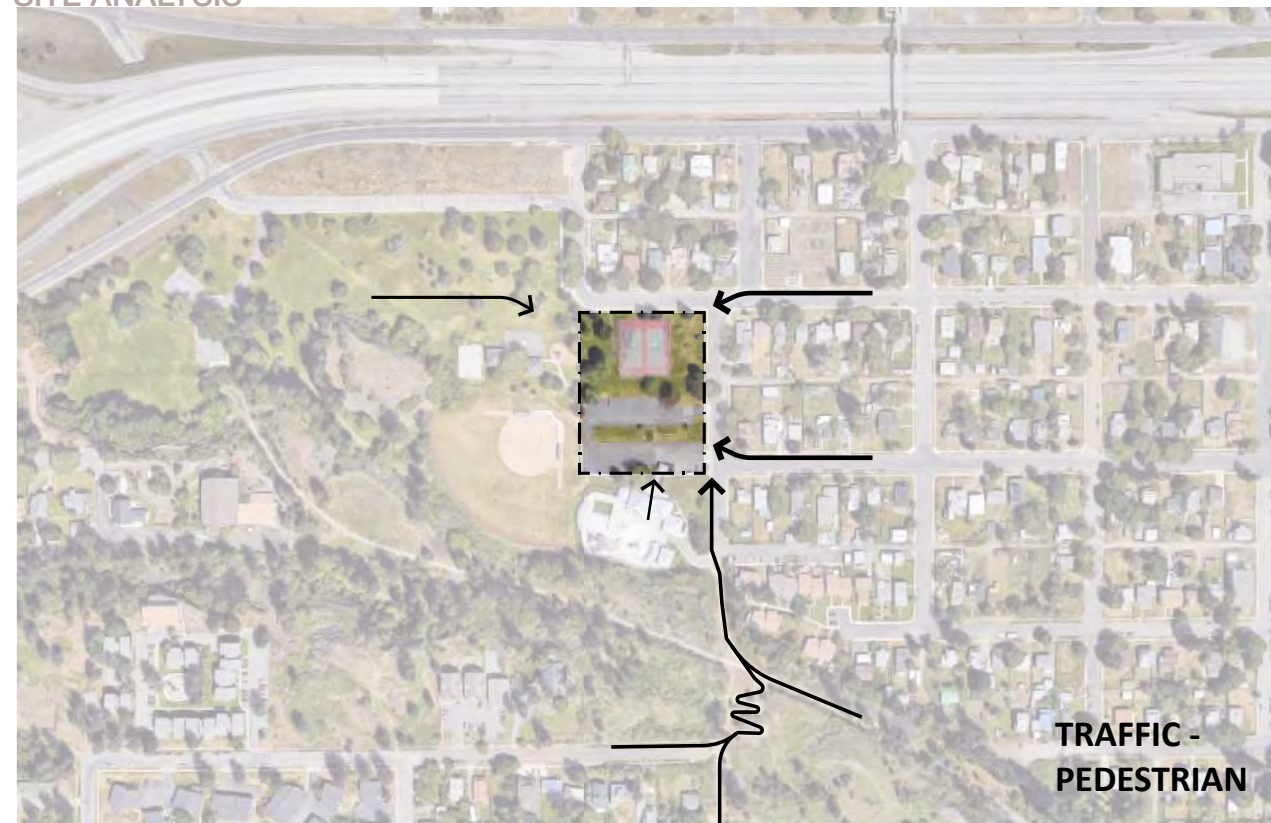
- The basalt cliffs to the south of the site are a beautiful amenity. They do pose a slight obstacle to the neighbors to the south.

### TRAFFIC - VEHICULAR

- With the area isolated by I-90 and the cliffs, cars coming to the area will primarily enter from the east (altimont is a few blocks to the east). Some traffic will come from under I90, but to a lesser degree.



## SITE ANALYSIS



## CONTEXT ANALYSIS - CONSIDERATIONS

## TRAFFIC / PEDESTRIAN

- Similar to vehicular traffic, most pedestrians will arrive from the neighborhood to the east. Secondary traffic will come from Perry to the south, with a few from the west.

## VIEWS IN

- While the building is visible from I-90, it's a brief and distant one. The Building will be seen from the park, but major views of the building will be arrival from 4th or 5th street or from atop the cliff to the south.

## VIEWS OUT

- The site enjoys beautiful views of the park and west. These views should be harnessed.



## LISTEN TO THE SITE

The project must embrace the beauty  
of this particular site.

# site analysis 4



EXISTING SITE CHARACTER



TENNIS COURTS



PLAY STRUCTURES



PUBLIC POOL



PARKING



BASKETBALL COURT



BASEBALL FIELD

EXISTING SITE MATERIAL PALETTE



BASALT ROCK CLIFFS



LARGE MATURE TREES FOR SHADE



VARIETY OF WOOD TEXTURES



NATIVE VEGETATION



NORTH VIEW ALONG E. 4TH AVENUE



KEY \*PROPOSED LIBRARY - 23'-0" TALL STRUCTURE



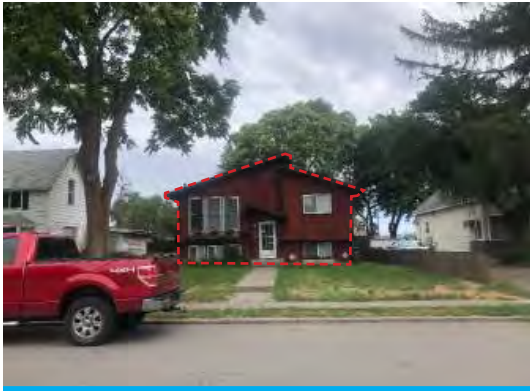
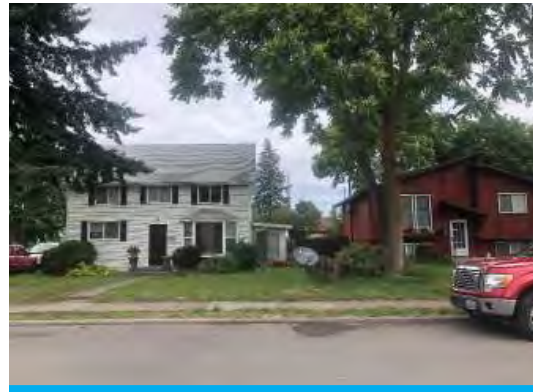
A



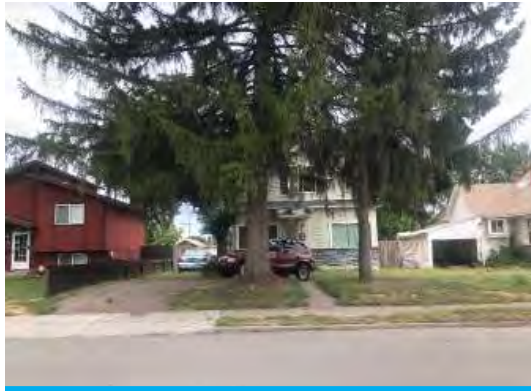
40'-0" WIDE STREET



26'-0" TALL STRUCTURE



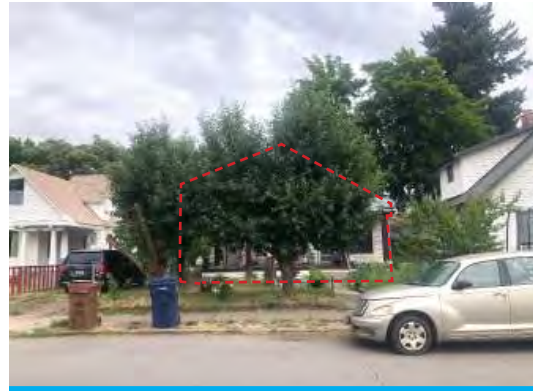
22'-0" TALL STRUCTURE



16'-0" TALL STRUCTURE



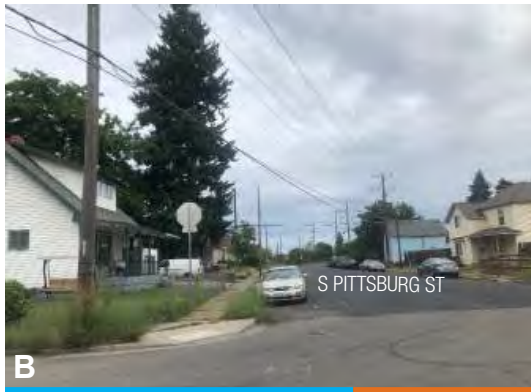
16'-0" TALL STRUCTURE



16'-0" TALL STRUCTURE



22'-0" TALL STRUCTURE



B

S PITTSBURG ST

32'-0" WIDE STREET



COMMUNITY GARDEN



COMMUNITY GARDEN



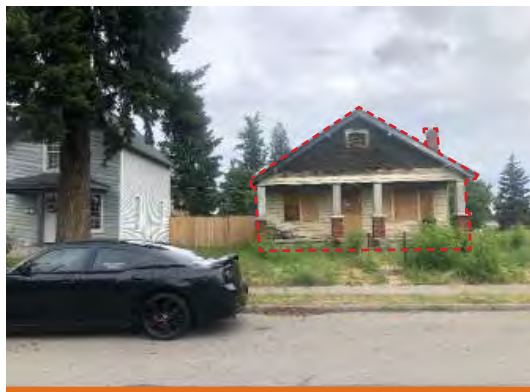
COMMUNITY GARDEN



24'-0" TALL STRUCTURE



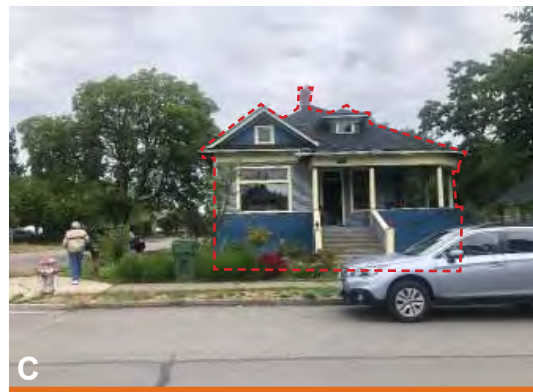
27'-0" TALL STRUCTURE



16'-0" WIDE STREET



S MAGNOLIA ST



C

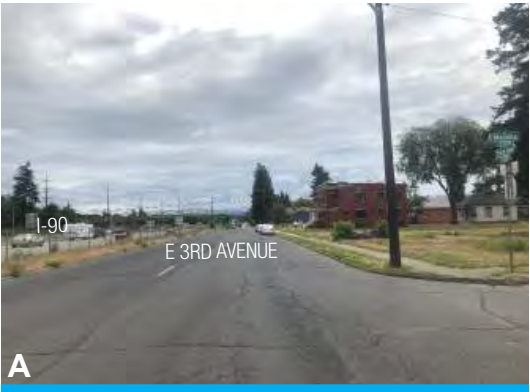
18'-0" TALL STRUCTURE



EAST VIEW ALONG S. MADELIA ST & PITTSBURG AVENUE



KEY \*PROPOSED LIBRARY - 23'-0" TALL STRUCTURE

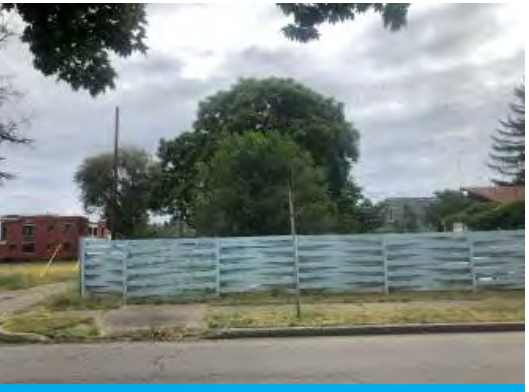


A

40'-0" WIDE STREET



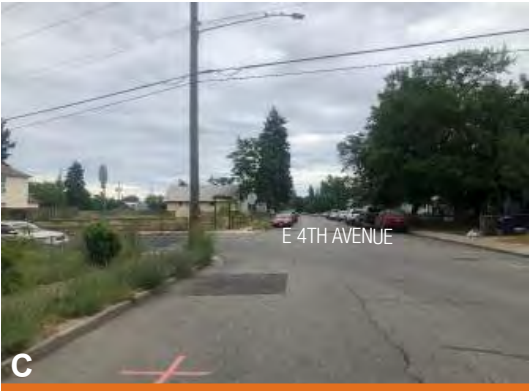
35'-0" TALL STRUCTURE



26'-0" TALL STRUCTURE

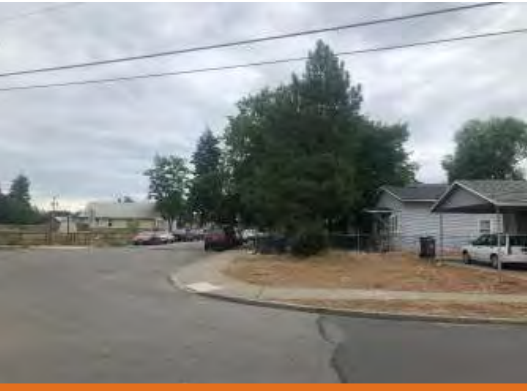


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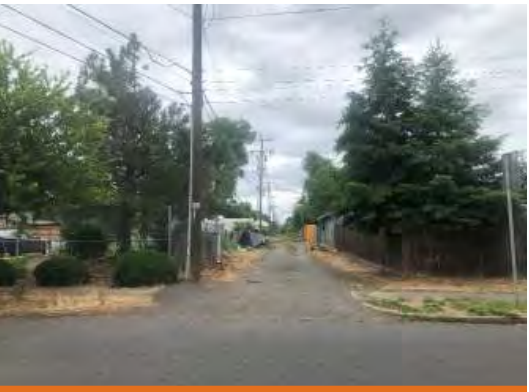
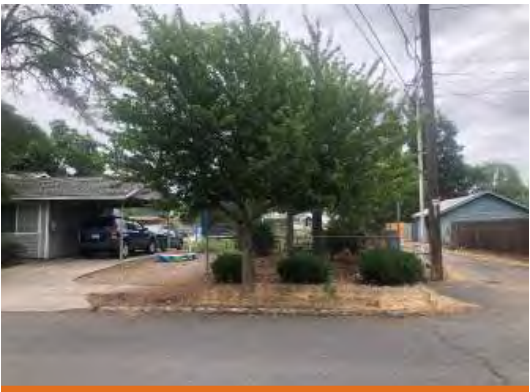
32'-0" WIDE STREET



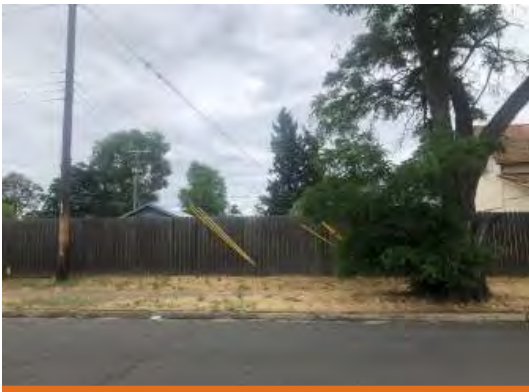
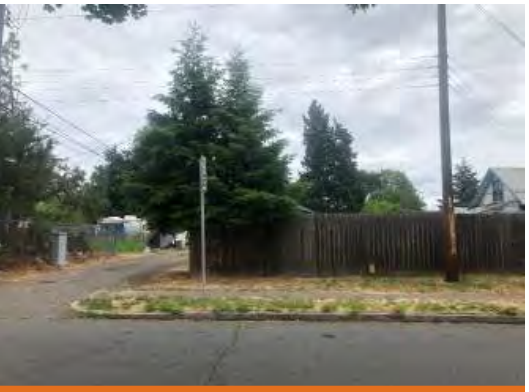
13'-0" TALL STRUCTURE



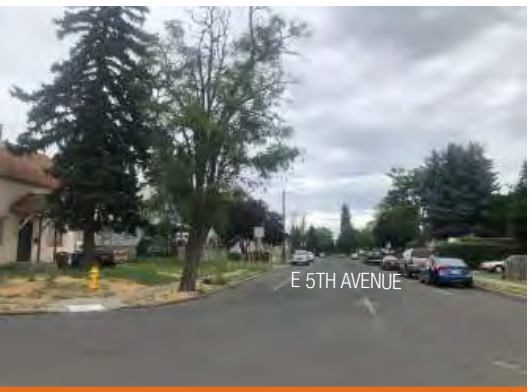
13'-0" TALL STRUCTURE



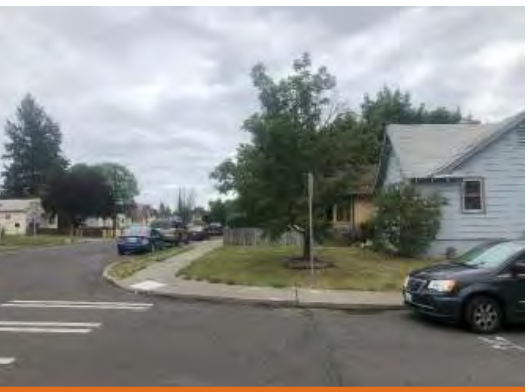
16'-0" WIDE ALLEY



26'-0" TALL STRUCTURE



32'-0" WIDE STREET



D

16'-0" TALL STRUCTURE



SOUTH VIEW ALONG 4TH AVENUE



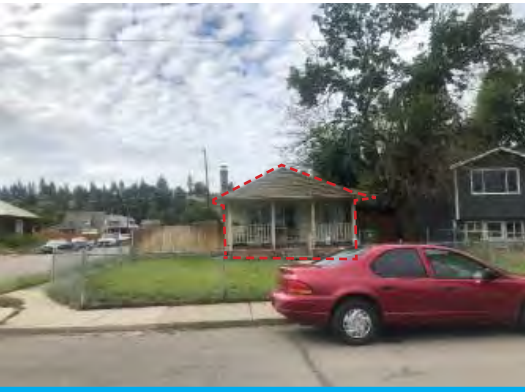
KEY \*PROPOSED LIBRARY - 23'-0" TALL STRUCTURE



16'-0" TALL STRUCTURE



34'-0" WIDE STREET



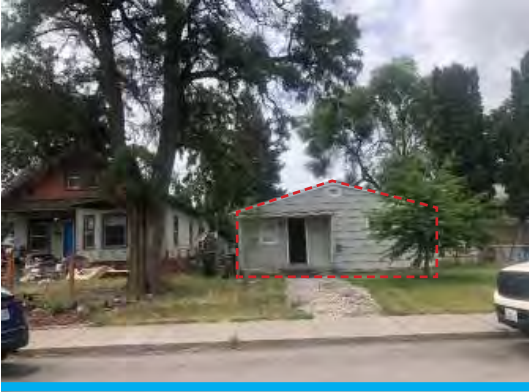
14'-0" TALL STRUCTURE



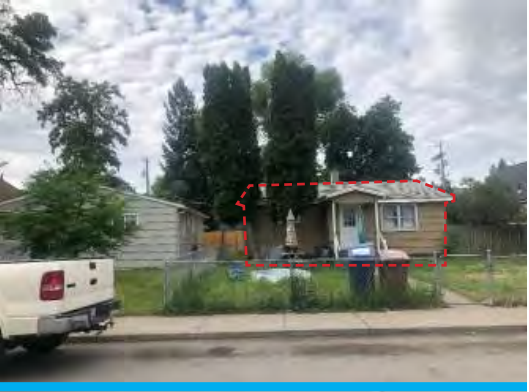
18'-0" TALL STRUCTURE



20'-0" TALL STRUCTURE



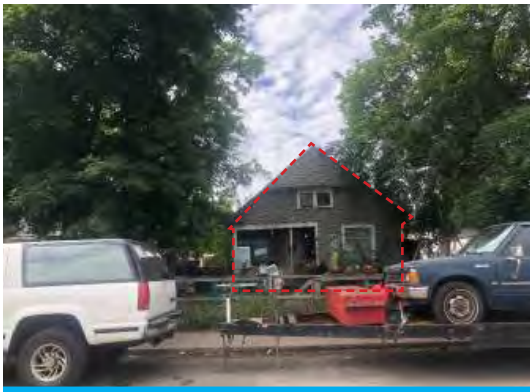
14'-0" TALL STRUCTURE



14'-0" TALL STRUCTURE



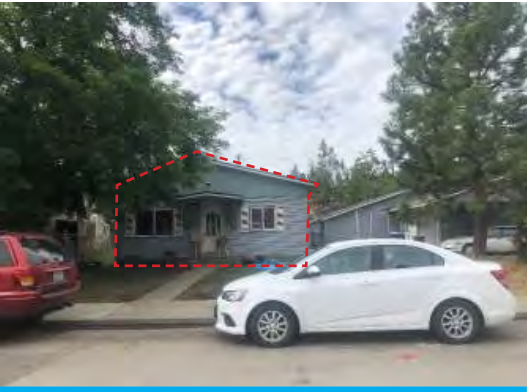
16'-0" TALL STRUCTURE



20'-0" TALL STRUCTURE



16'-0" TALL STRUCTURE



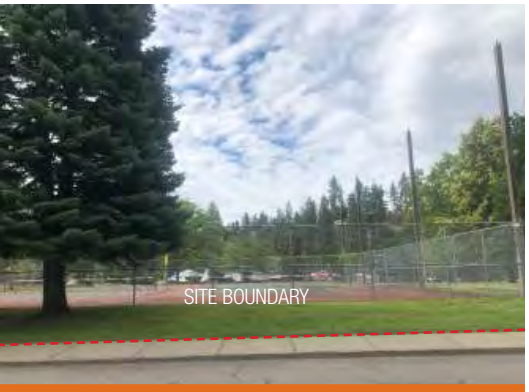
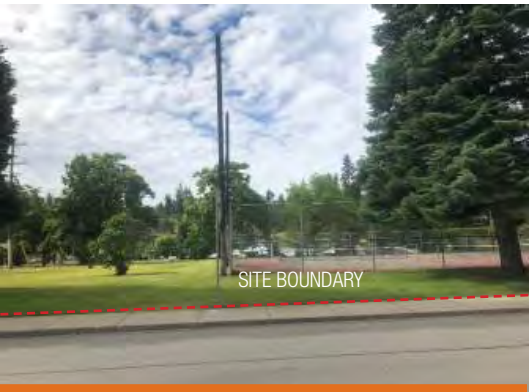
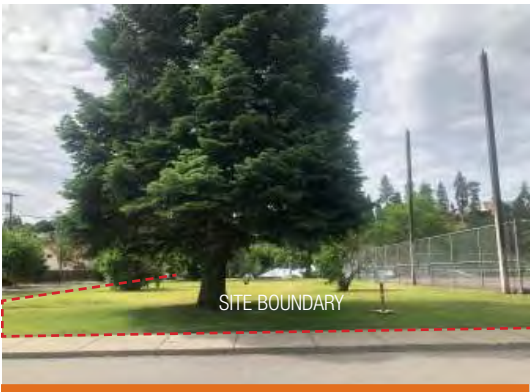
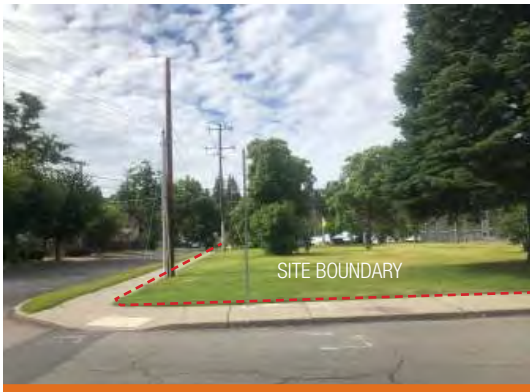
16'-0" TALL STRUCTURE



13'-0" TALL STRUCTURE



28'-0" WIDE STREET



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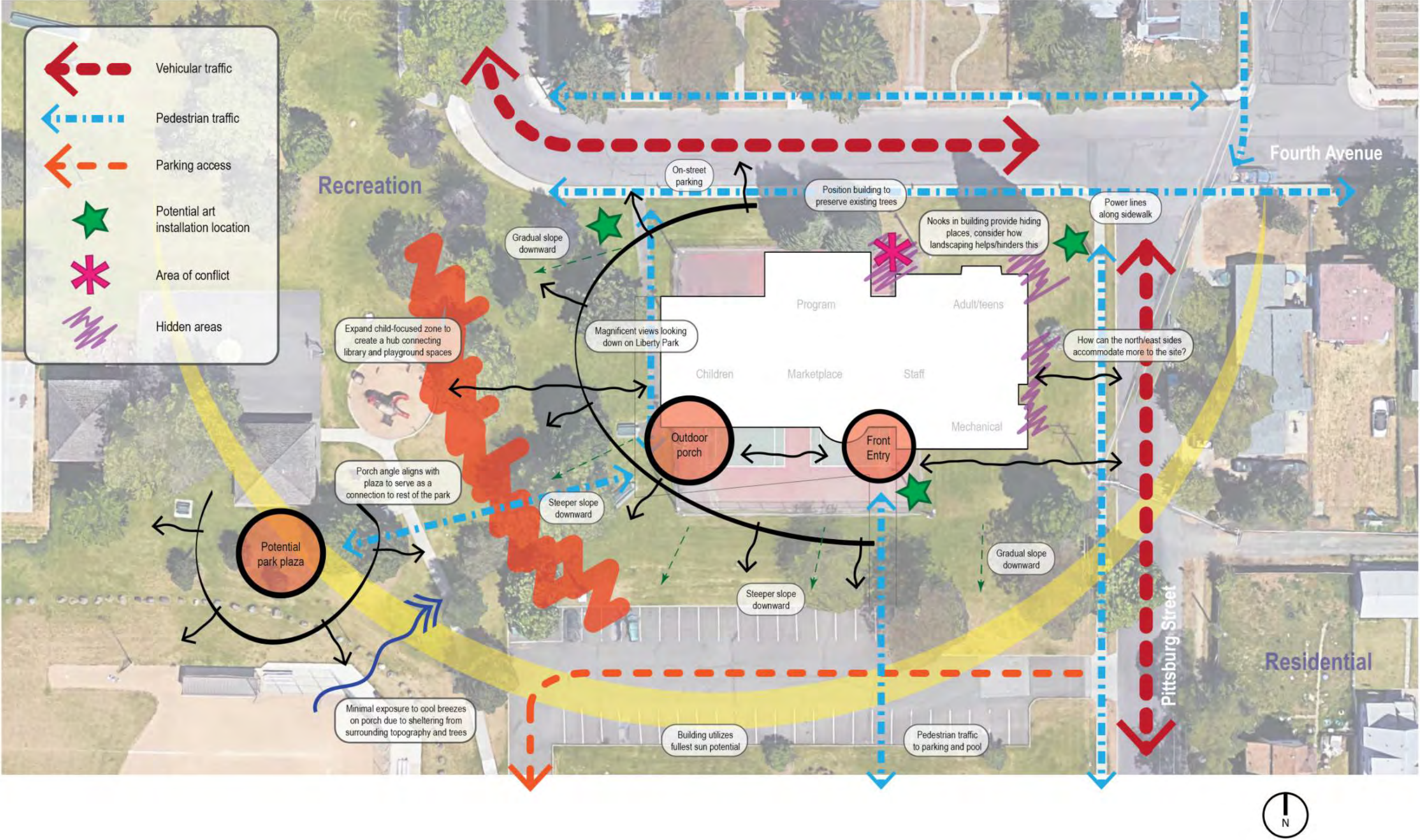




#### EARLY SITE PLANNING

- New Library is situated at the flat, high side of the park
- Building is nearest the community it serves, existing parking preserving maximum greenspace
- New library is the park's front porch Complement the park/ honor the place it's in
- Situated to maximize views of basalt, park beyond
- Goal: Minimize impact to existing trees; harness existing trees for shading of the building









SITE APPROACH

- Highest point to capture views
- 'Front porch' for the park
- Minimal additional parking
- Connection to neighborhood
- Save and utilize existing trees



## 21ST CENTURY LIBRARY

Numerous site locations were studied with SPL during the predesign to understand the best ways to efficiently and effectively utilize the site. The building is situated at the highest point of useable park land, allowing the new building to look out upon the park and capture ideal views of the beautiful basalt cliffs at the southern edge of the park. The new building will nestle in between the older growth evergreen trees that surround existing tennis courts this project will remove; these mature trees will provide protection to the building and help the project feel a part of the park. This position in the park, on the eastern edge close to existing parking and the neighborhood proper, will also ensure that the building acts as a gateway to the park.

concept 5

Liberty Park Library  
Program Space Summary

May 28, 2019INTEGRUS Project No. 21855.00

SPACE TYPE	SPACE TITLE	QUANTITY	SQUARE FEET	TOTAL NET SQUARE FEET	REMARKS
SPOKANE PUBLIC LIBRARY	Lobby				contiguous with marketplace
		1	285	285	
	Marketplace	1	1,680	1,680	near entry + self-check, gondolas + multimedia, staff desk, print / copy area
	Group Study	1	276	276	collaboration space. 6-8 occupants.
	Children's Discovery				
		1	2,882	2,882	
	Adult + Teen	1	2,616	2,616	
	Program Room				sink + counter within space, storage with AV. 75 occupants.
		1	1,269	1,269	
	Storage	1	115	115	
	Storage				
		1	67	67	
	Quiet Room	1	172	172	
	Serenity Room	1	83	83	
	Study Room	1	112	112	
	CEM office	1	115	115	
	Toilet	1	65	65	
	Staff / Flex / Sorting / Drop-off				open staff workstations, flex desks, workroom / sorting, book drop bins, receiving / delivery areas, storage.
		1	843	843	
	Breakroom	1	155	155	
	Subtotal			10,735	
TOTAL ASSIGNABLE BUILDING AREA				10,735	
TOTAL GROSS BUILDING AREA with 87% EFFICIENCY				12,339	Includes Wall Thickness, Mechanical, Electrical, Custodial, Public Restrooms, and Circulation Spaces

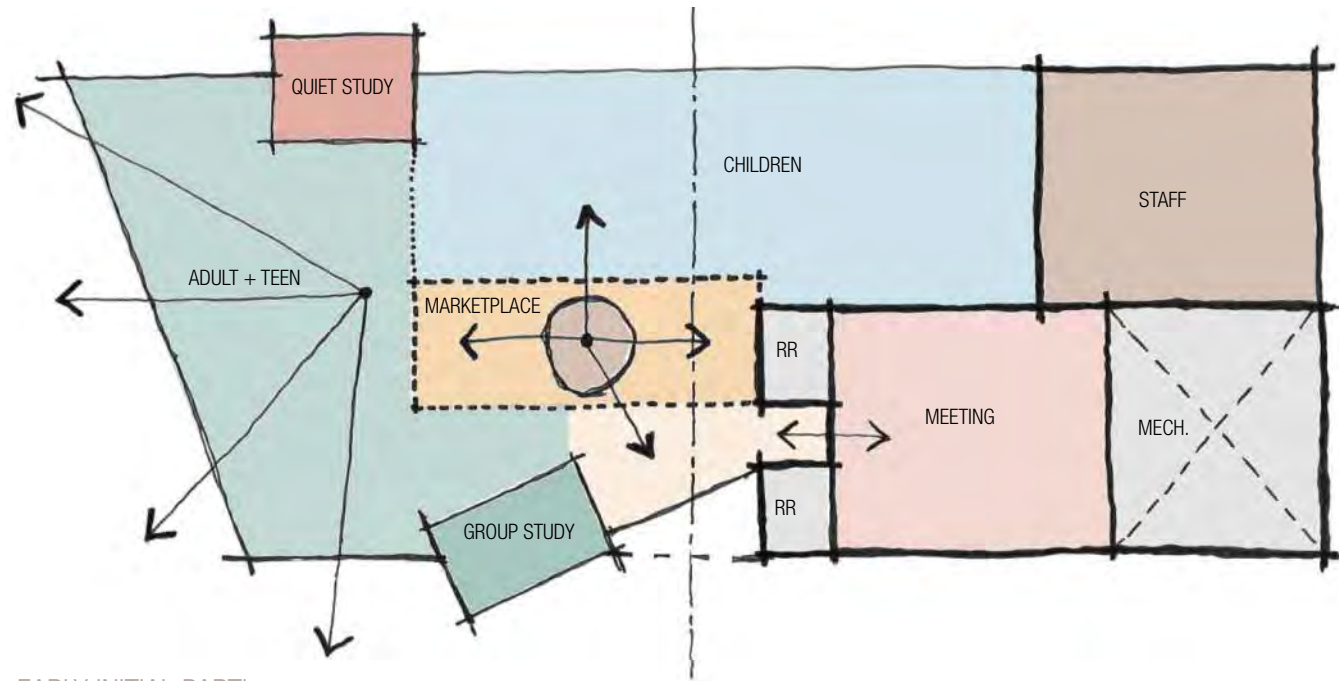
WHAT IS PROGRAMMING?

The first step in design is referred to as programming. Programming entails discovering the client's needs and goals and getting them down on paper in either written or graphic format (or both). During programming, we discussed the needs the client had in terms of number of rooms and size of rooms from a quantitative perspective. We asked questions from a more qualitative perspective to understand how the client envisions these rooms. The qualitative discussion was centered on issues of natural light, views to the outdoors, noise concerns, or proximity to other rooms in the office. The balance of quantitative and qualitative components allowed us to understand the client's needs in terms of hard numbers (square feet) and emotional expectations for how the space will feel and function.

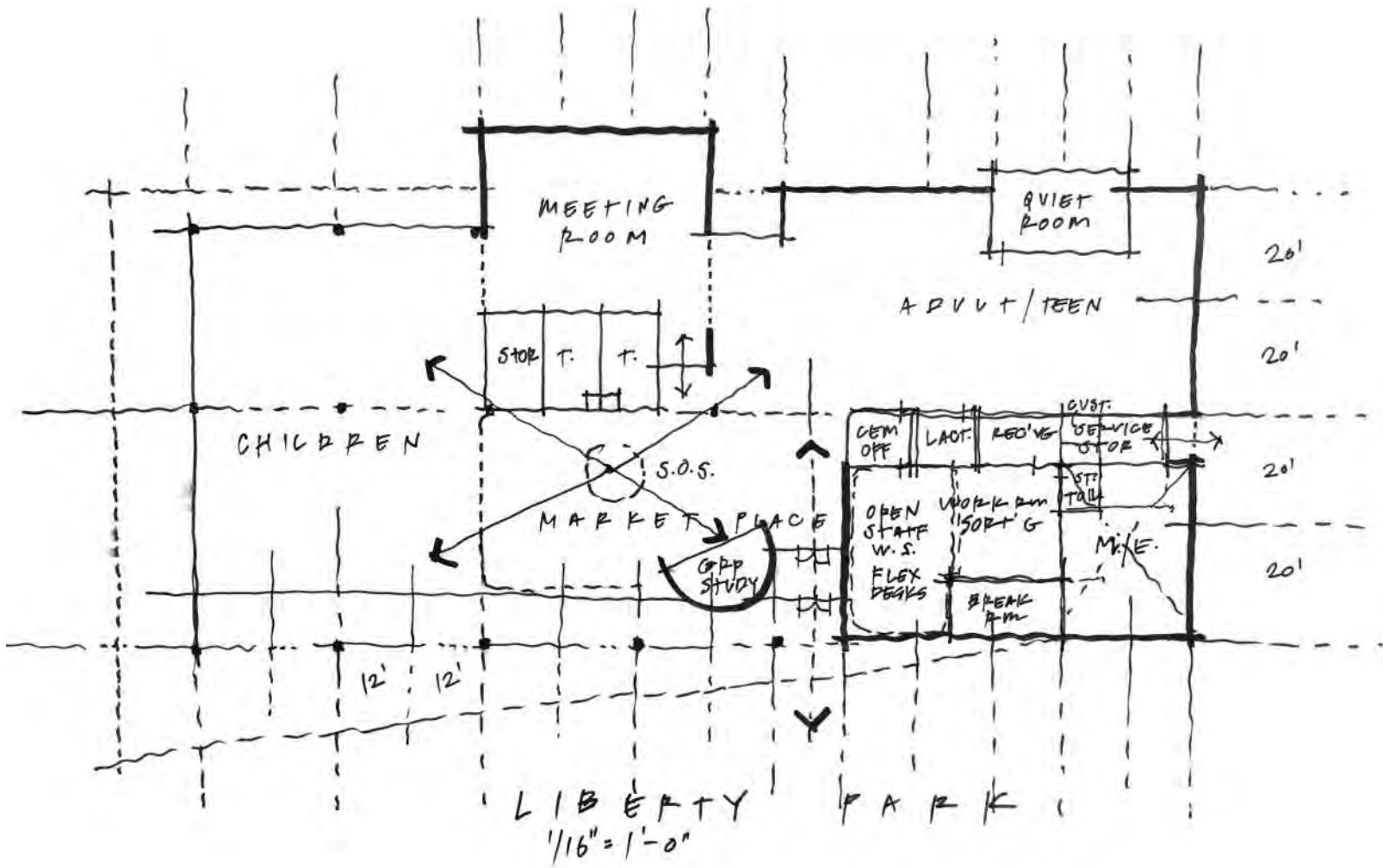


PROGRAM SPACE LIST GRAPHIC BREAKDOWN





EARLY INITIAL PARTI



FINAL PARTI

PARTI DIAGRAMS

Quick and gestural Parti diagrams allowed us to explore programming concepts quickly. Simplicity was key to the selection of the preferred diagrams due to their great economy, beauty, and elegance.

EARLY PARTI

Initial studies and comparisons explored the old / traditional approach; a meeting room / restroom / lobby block by the front door, isolated and lockable for after-hours events. With new technologies, the whole library can be used after hours, and this concept (seen in the final parti) allows the meeting space to be the heart of the project.

FINAL PARTI DIAGRAM

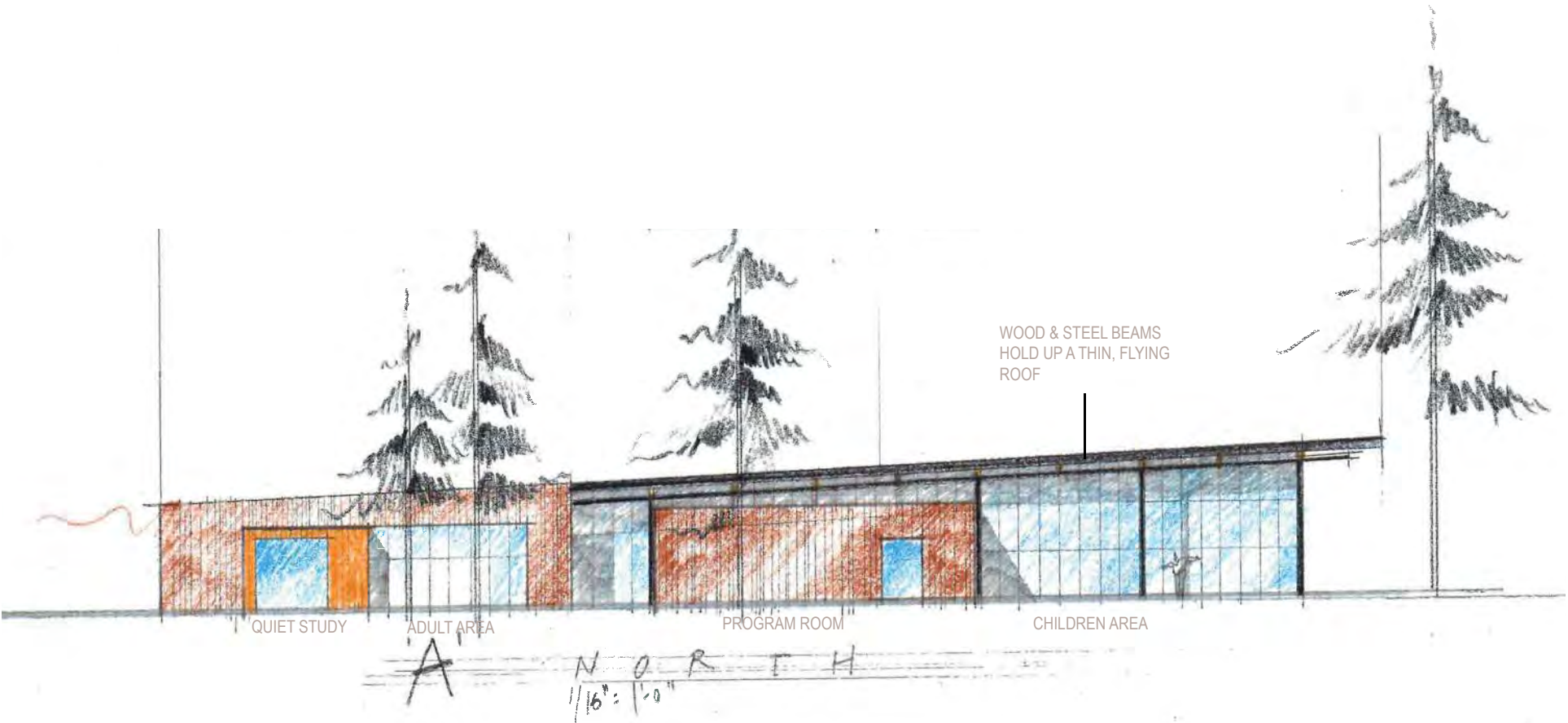
- Marketplace - the heart of the building
- Children's area - nearest the park
- Program room - near the heart of the building
- Group and quiet study - celebrated spaces; a variety of shapes and sizes
- Group Study near entry - special shape, defines the entry



Floor Plan

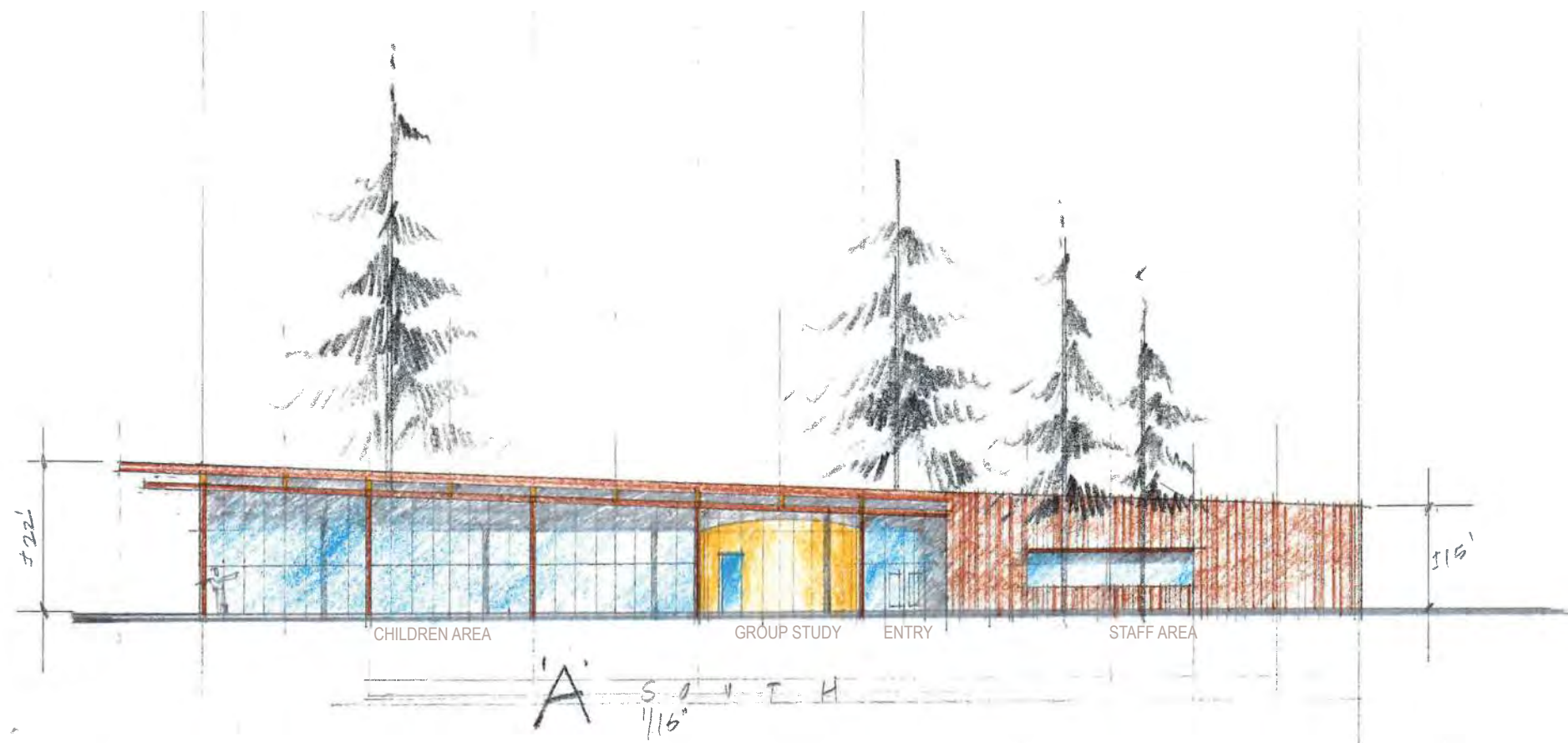
- KEY
- 1. Lobby
  - 2. Marketplace
  - 3. Group Study
  - 4. Children's Discovery
  - 5. Program Room
  - 6. Women's Restroom
  - 7. Men's Restroom
  - 8. Storage
  - 9. Adult + Teen
  - 10. Quiet Room
  - 11. Cem Office
  - 12. Serenity Room
  - 13. Toilet
  - 14. Study Room
  - 15. Electrical / IT
  - 16. Staff / Flex / Sort / Drop
  - 17. Break Room
  - 18. Mechanical
  - 19. Outdoor Patio





BUILDING CHARACTER SKETCHES

- Honest structure, thin-wafer thin dinner mint roof, northwest style
- Form opens up to the park
- Study Spaces are playful opportunities
- Group Study near front door helps define entry and add interest
- Durable materials
- Materials will compliment the park: basalt, wood, steel, etc.
- Glassy, light filled areas face the park





# THE PORCH

*"THIS BUILDING WILL BE A BEACON OF LEARNING AND LITERACY FOR GENERATIONS TO COME."*

-ANDREW CHANSE, EXECUTIVE DIRECTOR

Generally, the building exterior will consist of basalt (landscaping and site), storefront glass, metal panel, and weathered steel, materials that are enduring, cost effective, and easily maintained. Colors and tones will be warm and inviting and overall the materials will be sustainable and resonate with the park and it's personality. Building image, scale, and proportioning are critical, as reinforcing the parklike aesthetic was identified as a guiding principle during the predesign with the goal of creating a rich, consistent architectural language for the building. Landscaping will be complimentary to the park and it's natural setting consisting of low maintenance drought tolerant native plants where appropriate.

'PORCH' VIEW AT MAIN ENTRY





SOUTH ELEVATION (23'-0" TALL STRUCTURE)



NORTH ELEVATION (23'-0" TALL STRUCTURE)

One of the major design principles for the project is to ensure that the building fits into the natural context of the park, and it does this in several ways. First and foremost, taking inspiration from traditional park-like structures the building is designed to fit and compliment our northwest context with cost effective every day materials used in innovative ways. A simple, low-profile roof plane supported by natural finish glu-laminated beams and purlins and weathered steel, is raised at the western edge of the building gesturing to the park and views to the west, this allows the library to be a more transparent, glowing, active and an engaged element of the park. The building is grounded on the eastern side, where it is clad in weathering steel which will take on the tones and colors of the natural basalt on the site siding requiring no maintenance. The program room and 2 group study spaces insert themselves into the overall building mass, providing human scale and a strong inside/outside connection. The large group study space near the entry helps to enhance the building entrance, and is clad in metal panel reflecting one of the libraries branding colors – creating a special moment at the entry. Finally, the building has a wrap-around front porch on the south and west, providing opportunity for connection and views to the park. Born out of its rich context, this building is intended to be unique to Liberty Park.

*“...SPOKANE PUBLIC LIBRARY DELIVERS HIGH QUALITY EDUCATION FOR ALL - OPPORTUNITIES TO READ, LEARN, AND DISCOVER THE WORLD.”*

- SPOKANE PUBLIC LIBRARIES MISSION





VIEW INTO THE MARKETPLACE & CHILDREN'S AREA



EAST ELEVATION (23'-0" TALL STRUCTURE)

WEST ELEVATION (23'-0" TALL STRUCTURE)

An integral part of the new Spokane Public Library system, this building is focused towards children; in that light, the children's discovery area is front and center, at the western edge of the building where it opens to the park and looks out upon the expansive views. In looking towards the future of libraries, the program/meeting room is embedded within the building proper (as opposed to having a lockable entry/restrooms by the front door), and has the ability to open up to the adult/teen area, children's discovery, and the marketplace – adding much needed flexibility for a multitude of programs and events. The adult/teen area, with additional group study spaces, nestle into the lower, quieter portion of the building (and site) at the NE corner. The staff space, with the CEP office near the core of the building for observation, is directly adjacent to the entry. With the simple and flexible organization of the interior spaces, this library branch is poised to stand the test of time.

The interior layout of the building is intentionally logical and simple. The heart of the project is the marketplace, adjacent to the entry and central to the entire building. It's here that the single point of service resides, with a view of the entire project, and very close to the building entry - the natural first stop upon entering the library. The rest of the building is built around this marketplace: group study space to the south, the program room/ restroom block to the north, the children's discovery to the west, adult/teen area to the northeast, and staff/mechanical to the southeast.

*"...THE ARCHITECTURE'S MINDFUL CONNECTION TO THE PARK IS A REFLECTION OF OUR CITY'S NATURAL BEAUTY."*

-AMANDA DONOVAN, DIRECTOR OF MARKETING & COMMUNICATION



*"...I CAN'T WAIT TO SEE HOW THE NEW LIBRARY  
AT LIBERTY PARK LIBRARY WILL INSPIRE A LOVE  
OF READING IN THE CHILDREN OF SPOKANE."*

-ELLEN PETERS, COMMUNITY ENGAGEMENT  
MANAGER, SOUTH REGION

MAIN ENTRY





NORTH VIEW







DESIGN REVIEW BOARD  
VOA Hope House  
2- RECOMMENDATION MEETING

FILE NO.DRB 1912

Design Review Staff Report

July 16, 2019



**Staff:**

Taylor Berberich  
Urban Designer  
(509) 625-6193  
[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)

Alex Mann  
Urban Designer  
(509) 625-6146  
[amann@spokanecity.org](mailto:amann@spokanecity.org)

Dean Gunderson  
Senior Urban Designer  
(509) 625-6082  
[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)

Neighborhood & Planning Services Department

**Applicants:**

Representative:  
Chris Weiland, Architect  
Architecture All Forms

Owner:  
Volunteers of America  
525 W 2<sup>nd</sup> Avenue  
Spokane, WA 99201

## Background

The Design Review Board Collaborative Workshops were held on May 22, 2019.

*The following materials are supplemental to this report:*

- *Design Review Board | Collaborative Workshop Recommendation, May 22, 2019;*
- *Design Review Staff Report | Program Review/Collaborative Workshop, May 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 recommendations offered by the Design Review Board on May 22, 2019 as follows (Applicant's responses are in **red**, Staff comments are in **blue**):

The applicant provided further comment on the staff report (shown after the staff comments, in **green**) in an email dated July 19, 2019.

- 1. The applicant is encouraged to relocate the solid waste / trash room to Adams Street, for the purpose of improving the pedestrian frontage along Third Avenue and to capitalize on the existing trash collection for adjacent properties to the east.**

*Applicant Response: Locating the trash / recycle room on Third Ave. is important for this project for several reasons. Keeping the trash / recycle room on Third will facilitate the continued vacation of the alleys which is important to the security plan for VOA (and its guests) and has gained support from the majority of the neighbors. The project team met with Solid Waste Director Rick Hughes at the site to discuss service options. Solid Waste concluded that they could serve Silver Star Automotive at their current trash dumpster pickup location (currently unenclosed and located on the east sidewalk of Adams) and it would be possible for Hope House trash / recycle pickup to occur on Third. Solid Waste will make suggestions of the type of dumpster to use to minimize issues with pickup on Third Ave.*



Trash / recycle pickup on Third Ave. works best because of the internal programmatic layout of the shelter facility. A concerted effort was made to locate more “public” spaces like the Community Room along Third Ave. to help activate and see movement at the ground level. The Community Room is an area for shelter guests to eat meals and to use the space for large format meetings and flex / space when meals aren’t being served. During previous design iterations, this area along Third Ave. was allocated to either shelter beds or respite rooms and private offices. Logistically, a commercial kitchen is located adjacent to the Community Room for meal preparation. The best location for the trash / recycle room is adjacent to the kitchen since the kitchen will generate a large portion of the on-site waste.

It should be noted that there is zero on-site parking for this project. There will be no cars crossing the sidewalk to enter a parking lot or parking garage on this property. This is an improvement from the current property use (and most properties in the vicinity) which have cars entering and exiting throughout the day. A dumpster will be rolled out to Third Ave. from the trash / recycle room once or twice a week (depending on need). A truck is not pulling into the trash / recycle room and picking up the dumpster. A roll-up overhead coiling door will be provided to screen the trash / recycle room from public view.

Staff Comment: The applicant has met the suggested threshold for **Downtown Design Guideline E-3, “Minimize the Presence of Service Areas”** by ensuring all trash is contained within the building footprint and is screened behind the coiling overhead door.

2. **The applicant is encouraged to work with other entities within the city to retain a 12’-0” wide minimum public sidewalk width along both Third Avenue and Adams Street, as the volume of pedestrian traffic along these frontages will foreseeably increase with this development.**

Applicant Response: A 12’-0” wide minimum public sidewalk will be provided along both Third Ave. and Adams St.

3. **The applicant is encouraged to shift the Apartment Entry from the corner of Third Avenue and Adams Street to a location principally on Third Avenue, this may permit a more functional separation of building populations.**

Applicant Response: The project team believes that the Apartment Entry is best located at its previously proposed (and current) position. The corner storefront treatment of the ground floor signals a building entry. The entry doors are positioned just south of the corner in an angled recessed alcove in an effort to minimize apartment residents from congregating along Third Ave. in plain sight.

4. **The courtyard requirement, to be co-located with the Primary Building Entrance, may be covered and private.**

Applicant Response: As discussed in the Step 1 meeting, the +/- 2800 s.f. courtyard will be co-located with the Shelter Entry. This entry will serve the most occupants of the building and will provide a safe, secure queuing area and outdoor space for shelter guests.

The building will have permanent metal canopies extending into the south-facing courtyard to provide weather protection and shading at doors and windows. Additionally, sun sails may be incorporated to allow shade and visual privacy from the apartments above.

As stated in the Step 1 meeting, the City will require emergency access to the below-grade sewer line running under the existing alley / proposed courtyard. Because of this, elements in the courtyard will be designed to be removable without damage if access is required. The courtyard design includes elements such as special interest landscape, special pavers, and benches.

5. The applicant is encouraged to resolve the architectural perspectives of the building, as viewed from the I-90 elevated viaduct, including screening of any rooftop mechanical equipment, as the site will be located within the Downtown Gateway area.

*Applicant Response: A view from the I-90 elevated viaduct is included in this submittal. The elevation of the I-90 viaduct is estimated to be 18'-0" above grade (a nearby overhead clearance sign indicates 14'-9" clearance). Due to the height of the building and the parapet (50'-6" above grade), we do not anticipate drivers along the I-90 elevated viaduct to be able to see rooftop mechanical equipment.*

6. The applicant is encouraged to continue to explore compliance with the Roof Expression Design Standard.

*Applicant Response: The modern cornice that terminates the fourth floor / parapet has been enlarged to create a stronger visual termini for the building. The cornice is scaled proportionally for the overall building size and building components / materials. Contrasting material and color is proposed [for] the cornice.*

*Staff Comments: Has the revised parapet design shown sufficient change to comply with Downtown Design Guideline B-4, "Well-Proportioned and Unified Building"?*

*Further Applicant Response to Staff Report: The modern cornice was designed to coordinate with the overall building architectural language. The cornice was slightly increased in size to 12" in height to match the metal trim transition that occurs between the first and second floor. Both of these elements will be the same color to provide unity and consistency. Additionally, the metal canopies will be painted the same color. The cornice design emphasizes the angled wall modulation or "ribbing" that occurs around the perimeter of the building. Please refer to the building perspectives and elevations.*

7. The applicant is encouraged to continue to explore compliance with the Window Glazing requirements for the Adams Street elevation.

*Applicant Response: Additional windows have been added on the ground level on the Adams Street elevation. The building now meets the minimum 20% glazing requirement on this elevation.*

8. The applicant is encouraged to continue to explore compliance with the Ground Floor Detail Design Standards. The board appreciates the applicant's use of overhead weather protection as this also complies with Downtown Design Guidelines.

*Applicant Response: The building will comply with the Ground Floor Detail Design Standards by including features such as metal canopies, large windows, projecting sills at windows elevated off of the ground level, and pedestrian scale signs will be located near building entries.*

*Staff Comments: Is there an opportunity to make the metal canopies continuous (especially along Third Avenue) in order to protect pedestrians from exposure to the elements, in accordance with Downtown Design Guideline C5, "Consider Providing Overhead Weather Protection"? Key point C specifically addresses that minimizing gaps in coverage is encouraged.*

*Further Applicant Response to Staff Report: The locations of the canopies along Third Avenue are purposefully placed. Canopies are placed at door and window locations to provide both weather protection and to help emphasize these elements by "framing" these areas with a horizontal terminus at the pedestrian scale. The overall building elevation length along Third Ave. is 108'-2". Canopies are provided for approximately 71'-8" along this elevation, extending past the building's NE corner, and provide coverage of about 67%.*

9. When the applicant returns for the Recommendation Meeting, they shall provide more detail on the landscaping for the courtyard (or plaza) streetscape.



*Applicant Response: A Planting Plan has been developed by the Landscape Architect that shows detailed information regarding the landscaping in the courtyard.*

*Staff Comments: Regarding the selection of plants for the “trellis planters” within the south courtyard, staff offers the following advice: English ivy, while not considered a noxious weed in Spokane County, is generally aggressive and will likely outcompete the geranium it will be planted with. Additionally, the geranium performs best in full sun, and its location against the north side of the fence may reduce its solar access. There are many potential alternatives, however, staff recommends, at a minimum, an alternative to the ivy which does not exhibit the habit of a groundcover and would adequately climb the trellis. If access to the sewer line demands the planter be moved, consider a vine that can sustain a hard pruning to remove stems which have grown into the fence. Furthermore, a shade-loving or shade-tolerant perennial might perform better in the shade than the geranium.*

*Further Applicant Response to Staff Report: We will direct this advice to the landscape architect, Curtis Morin of Clearwater Summit, and should be able to provide a more suitable design.*

**10. The applicant shall provide additional design detail for the gates and fencing.**

*Applicant Response: The fencing and gates have been designed to allow privacy while permitting visual interest from outside of the courtyard. By providing some spacing in the slats of the fencing and gate, privacy is maintained while permitting visual interest from outside of the courtyard. This spacing also will allow air movement to benefit both the users of the courtyard and the landscaping in that area.*

Additional suggested topics for discussion by staff based on the July 5, 2019 submittal:

1. The dog walk is accessed by a gate on Third Avenue. According to the plans, the shortest distance for residents to walk is by taking their dogs to the exit on Adams, walk around the corner, and down Third Avenue to reach the gate of dog walk. Is there an opportunity to provide a more convenient method of access to the dog walk?

*Further Applicant Response to Staff Report: The dog run is placed at its current location to take advantage of the space located between the building and the property line on the west elevation. The building needs to be set back from the property line on this portion of the property for fire protection. We are taking this space and making it useful by placing the dog run here. Based on the programmatic layout of interior building elements, it is not feasible to create a shorter path to the dog run. However, the placement of the dog run will facilitate additional pedestrian activity along Adams in this area and add to the exercise the dogs will get at the dog run!*

## 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 Design Guidelines

## Berberich, Taylor

---

**From:** Chris Weiland <chris@archaf.com>  
**Sent:** Friday, July 19, 2019 11:23 AM  
**To:** Berberich, Taylor  
**Cc:** John Pilcher; Gunderson, Dean; Meuler, Louis  
**Subject:** Re: VOA Hope House revisions

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Taylor,

Here are my responses based on our discussion the other day:

6. Has the revised parapet design shown sufficient change to comply with Downtown Design Guidelines B-4 "Well-Proportioned and Unified Building"?

The modern cornice was designed to coordinate with the overall building architectural language. The cornice was slightly increased in size to 12" in height to match the metal trim transition that occurs between the first and second floor. Both of these elements will be the same color to provide unity and consistency. Additionally, the metal canopies will be painted the same color. The cornice design emphasizes the angled wall modulation or "ribbing" that occurs around the perimeter of the building. Please refer to the building perspectives and elevations.

8. Is there an opportunity to make the metal canopies continuous (especially along Third Avenue) in order to protect pedestrians from exposure to the elements, in accordance with Downtown Design Guidelines C5, "Consider Providing Overhead Weather Protection"? Key point C specifically addresses that minimizing gaps in coverage is encouraged.

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9. Regarding the selection of plants for the "trellis planters" within the south courtyard, staff offers the following advice: English ivy, while not considered a noxious weed in Spokane County, is generally aggressive and will likely outcompete the geranium it will be planted with. Additionally, the geranium performs best in full sun, and its location against the north side of the fence may reduce its solar access. There are many potential alternatives, however, staff recommends, at a minimum, an alternative to the ivy which does not exhibit the habit of a groundcover and would adequately climb the trellis. If access to the sewer line demands the planter be moved, consider a vine that can sustain a hard pruning to remove stems which have grown into the fence. Furthermore, a shade-loving or shade-tolerant perennial might perform better in the shade than the geranium.

We will direct this advice to the landscape architect, Curtis Morin of Clearwater Summit, and should be able to provide a more suitable design.



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1. The dog walk is accessed by a gate on Third Avenue. According to the plans, the shortest distance for residents to walk is by taking their dogs to the exit on Adams, walk around the corner, and down Third Avenue to reach the gate of dog walk. Is there an opportunity to provide a more convenient method of access to the dog walk?

The dog run is placed at its current location to take advantage of the space located between the building and the property line on the west elevation. The building needs to be set back from the property line on this portion of the property for fire protection. We are taking this space and making it useful by placing the dog run here. Based on the programmatic layout of interior building elements, it is not feasible to create a shorter path to the dog run. However, the placement of the dog run will facilitate additional pedestrian activity along Adams in this area and add to the exercise the dogs will get at the dog run!

Please let me know if you have any questions.

Thank you,

Architecture All Forms | Chris Weiland  
chris@archaf.com | 503.567.8830 | archaf.com  
714 NW Glisan Street Portland, OR 97209



On Fri, Jul 19, 2019 at 8:28 AM Berberich, Taylor <[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)> wrote:

Good Morning Chris,

Our admin staff try to get the info sent out in the early afternoon, so they have asked us to have the packet ready to send by noon today. If you were able to get something sent over by say, 11:30, that should give us enough time to package everything and have it ready in time. If that's too quick of a turnaround, you can always bring it up during your presentation time on Wednesday.

As for the dog run concern, I encourage you to submit a comment along with your other comments stating why it should remain as is. The board will see your comments and weigh the value of the decision against the Design Guidelines.

Let me know if you have any questions, otherwise I look forward to receiving your responses!

Happy Friday!



**Taylor Berberich**

| Urban Designer | 509.625.6193

[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)

*Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW*

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**From:** John Pilcher <[johnpilcher@hotmail.com](mailto:johnpilcher@hotmail.com)>

**Sent:** Friday, July 19, 2019 7:58 AM

**To:** Chris Weiland <[chris@archaf.com](mailto:chris@archaf.com)>

**Cc:** Berberich, Taylor <[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)>; Gunderson, Dean <[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)>; Meuler, Louis <[lmeuler@spokanecity.org](mailto:lmeuler@spokanecity.org)>

**Subject:** Re: VOA Hope House revisions

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Chris and Taylor

I think this revised report is appropriate along with any clarifications Chris provides. As to the Dog Run proximity issue, I think that falls under a category of “advisory discussion only” and should be something to be overly concerned about the DR Board taking formal action on and delaying the project.

I believe staff understands the goal of completing the DR work in this next meeting and hopefully we can all press that direction.

Chris - you might consider a simple comment explaining the limitations and factors related to the dog run.

Regards and thanks all,

John



Sent from JRP

On Jul 18, 2019, at 10:35 PM, Chris Weiland <[chris@archaf.com](mailto:chris@archaf.com)> wrote:

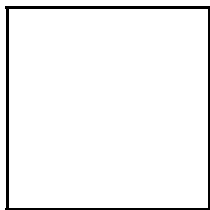
Hi Taylor,

Thank you for the discussion yesterday and the revisions.

I guess my only comment on these revisions, and I can't remember where we landed on it during the call, was the Additional suggested topic regarding the proximity to the dog run. I appreciate the revisions you made and having an open discourse but I am also wary of setting up discussion for the board on something if it isn't regulated by code.

We talked about me providing some additional written responses to provide further explanation of our design goals. How soon do you need that?

Thank you!



On Thu, Jul 18, 2019 at 3:51 PM Berberich, Taylor <[tberberich@spokanecity.org](mailto:tberberich@spokanecity.org)> wrote:

Good Afternoon Chris,

Thank you for taking the time to call in yesterday so we could talk through the staff report. I've attached the changes to this email. Feel free to look through the document and see

if it accurately reflects our conversation. Please let me know if you would like to further comment on any of the changes. I am available this afternoon until 4:30 if you need me, and will be back in the office tomorrow morning at 7:30.

Thanks again, have a great evening!

Best,

<image002.jpg>



# 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

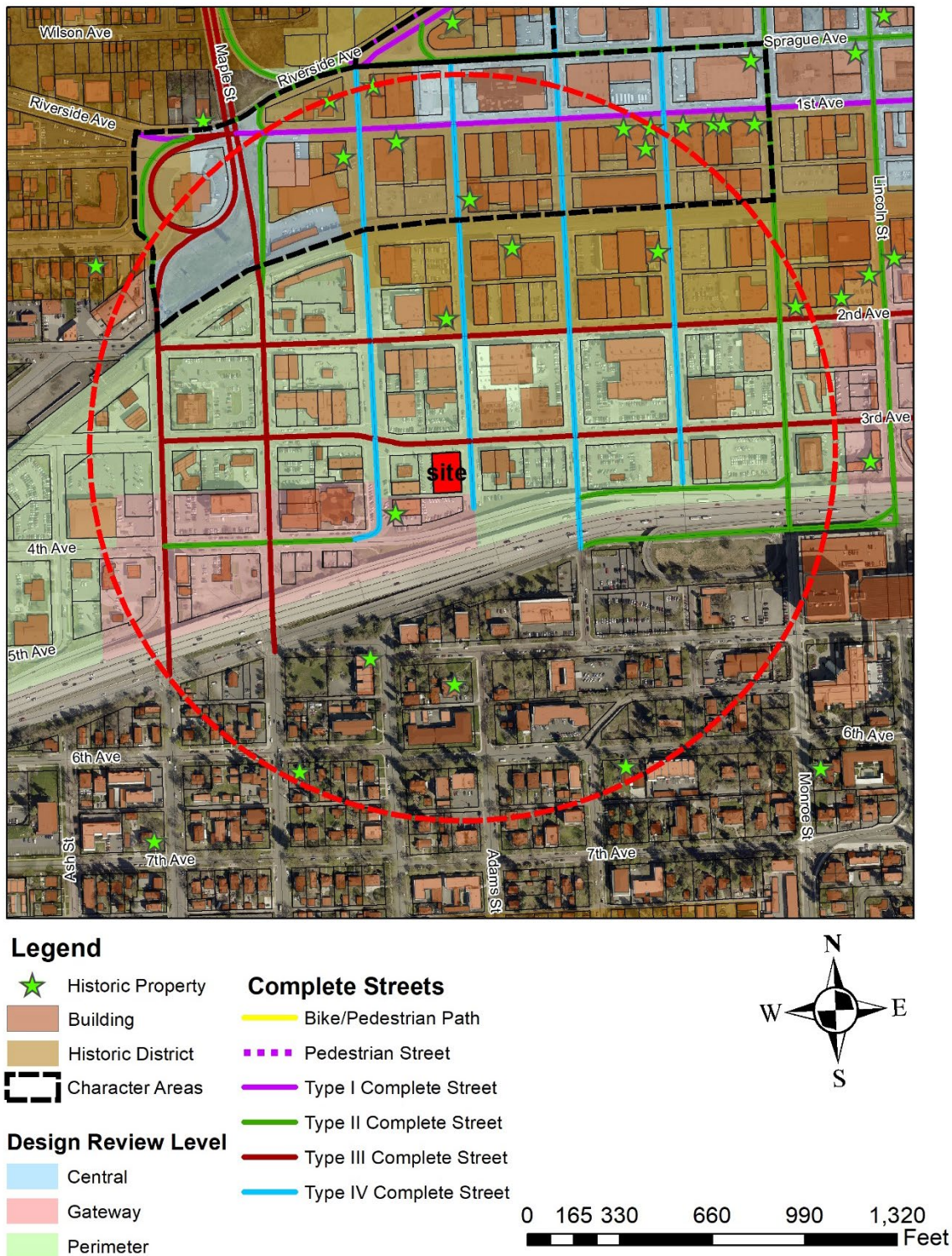
The subject site is located at the southwest corner of the intersection of S. Adams Street & W. 3<sup>rd</sup> Avenue; composed of two parcels: parcel numbers 35192.2905 (1301 W. 3<sup>rd</sup> Ave.), and 35192.2915 (1305 W. 3<sup>rd</sup> Ave.). The parcel is bounded on the south by an existing alleyway (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 stated 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 fenced yard to be used by the homeless shelter residential population only), 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 being 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 meet 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



**VOA Hope House****1 - Program Review/Collaborative Workshop**

May 22, 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 :**  
 Chris Weiland, Architect  
 Architecture All Forms  
 827 W. 1<sup>st</sup>. Ave., Ste 415  
 Spokane, WA 99201  
 Volunteers of America, Owner

**CC :**  
 Heather Trautman, Planning Director  
 Ali Brast, Assistant Planner

**Based on review of the materials submitted by the applicant and discussion during the May 22, 2019 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:**

- 1. The applicant is encouraged to relocate the solid waste / trash room to Adams Street, for the purpose of improving the pedestrian frontage along 3<sup>rd</sup> Avenue and to capitalize on the existing trash collection for adjacent properties to the east.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY*  
*DP 1.2 New Development in Established Neighborhoods*  
*DP 2 URBAN DESIGN*  
*DP 2.5 Character of the Public Realm*  
*DP 2.12 Infill Development*  
*DP DOWNTOWN CENTER VIABILITY*  
*DP 4.1 Downtown Residents and Workers*  
*DP 4.2 Street Life*  
*DP 4.3 Downtown Services*

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

*2.2 BUILT FORM AND CHARACTER*  
*2.3 MULTI-MODAL CIRCULATION AND PARKING*  
*2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES*  
*2.5 HOUSING AND NEIGHBORHOOD*  
*2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines:***

*A-1 Respond to the Physical Context*  
*B-1 Respond to Neighborhood Context*  
*B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area*  
*C-1 Promote Pedestrian Interaction*  
*C-2 Design Facades of Many Scales*  
*C-3 Provide Active Facades*  
*C-7 Install Pedestrian-Friendly Materials at Street Level*  
*D-1 Provide Inviting & Usable Open Space*  
*D-2 Enhance the Building with Landscaping*  
*D-4 Provide Elements That Define the Place*  
*D-7 Design for Personal Safety & Security*  
*D-8 Create "Green Streets"*

*E-1 Minimize Curb Cut Impacts*  
*E-3 Minimize the Presence of Service Areas*

***Please see the following Spokane Municipal Code(s):***

*SMC 17C.124.035 Characteristics of Downtown Complete Street Designations*  
*SMC 17C.124.250 Screening*  
*SMC 17C.124.280 Site Access and Curb Cuts*  
*SMC 17C.200.050 Street Tree Requirements*  
*SMC 17C.200.070 Screening and Impact Abatement*

- 2. The applicant is encouraged to work with other entities within the city to retain a 12'-0" wide minimum public sidewalk width along both 3<sup>rd</sup> Avenue and Adams Street, as the volume of pedestrian traffic along these frontages will foreseeably increase with this development.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY*  
*DP 1.2 New Development in Established Neighborhoods*  
*DP 2 URBAN DESIGN*  
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*D-4 Provide Elements That Define the Place*  
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*D-8 Create "Green Streets"*

***Please see the following Spokane Municipal Code(s):***

*SMC 17C.124.035 Characteristics of Downtown Complete Street Designations*  
*SMC 17C.124.230 Structure Setbacks, Sidewalks, and Street Trees*  
*SMC 17H.010.180 Sidewalks*

***Please see the following City of Spokane Engineering Standard:***

*Table 3-G Sidewalk and Pedestrian Buffer Strip Design Parameters*



3. The applicant is encouraged to shift the Apartment Entry from the corner of 3<sup>rd</sup> Avenue and Adams Street to a location principally on 3<sup>rd</sup> Avenue, this may permit a more functional separation of building populations.

*Please see the following Comprehensive Plan Goals and Policies:*

DP 1 PRIDE AND IDENTITY  
DP 1.2 New Development in Established Neighborhoods  
DP 2 URBAN DESIGN  
DP 2.5 Character of the Public Realm  
DP 2.12 Infill Development  
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B-1 Respond to Neighborhood Context  
B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area  
B-4 Design a Well-Proportioned & Unified Building  
C-1 Promote Pedestrian Interaction  
C-2 Design Facades of Many Scales  
C-3 Provide Active Facades  
C-4 Reinforce Building Entries  
C-5 Consider Providing Overhead Weather Protection  
C-7 Install Pedestrian-Friendly Materials at Street Level  
D-1 Provide Inviting & Usable Open Space  
D-2 Enhance the Building with Landscaping  
D-4 Provide Elements That Define the Place  
D-7 Design for Personal Safety & Security  
D-8 Create “Green Streets”

*Please see the following Spokane Municipal Code(s):*

SMC 17A.020.160.AI Primary Building Entry  
SMC 17C.124.540 Prominent Entrance – Building Design  
SMC 17C.124.580 Plazas and Other Open Spaces  
SMC 17C.330.120 Group Living - Development Standards

4. The courtyard requirement, to be co-located with the Primary Building Entrance, may be covered and private.

*Please see the following Comprehensive Plan Goals and Policies:*

DP 1 PRIDE AND IDENTITY  
DP 1.2 New Development in Established Neighborhoods  
DP 2 URBAN DESIGN  
DP 2.5 Character of the Public Realm  
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*SMC 17C.124.580 Plazas and Other Open Spaces*  
*SMC 17C.330.120 Group Living - Development Standards*

- 5. The applicant is encouraged to resolve the architectural perspectives of the building, as viewed from the I-90 elevated viaduct, including screening of any rooftop mechanical equipment, as the site will be located within the Downtown Gateway area.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY*  
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*2.2 BUILT FORM AND CHARACTER*  
*2.6 ENVIRONMENTAL STEWARDSHIP*



***Please see the following Downtown Design Guidelines:***

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A-2 Enhance the Skyline  
B-1 Respond to Neighborhood Context  
B-2 Create Transition in Bulk and Scale  
B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area  
B-4 Design a Well-Proportioned & Unified Building  
C-2 Design Facades of Many Scales  
C-3 Provide Active Facades  
C-4 Reinforce Building Entries  
D-4 Provide Elements That Define the Place  
E-3 Minimize the Presence of Service Areas*

***Please see the following Spokane Municipal Code(s):***

*SMC 17C.124.250 Screening  
SMC 17C.124.520 Base/Middle/Top – Building Design  
SMC 17C.124.560 Roof Expression – Building Design*

**6. The applicant is encouraged to continue to explore compliance with the Roof Expression Design Standard.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY  
DP 1.2 New Development in Established Neighborhoods  
DP 2 URBAN DESIGN  
DP 2.5 Character of the Public Realm  
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SMC 17C.124.520 Base/Middle/Top – Building Design  
SMC 17C.124.560 Roof Expression – Building Design*

**7. The applicant is encouraged to continue to explore compliance with the Window Glazing requirements for the Adams Street elevation.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY  
DP 1.2 New Development in Established Neighborhoods  
DP 2 URBAN DESIGN  
DP 2.5 Character of the Public Realm  
DP 2.12 Infill Development  
DP DOWNTOWN CENTER VIABILITY*

***Please see the following Downtown “Fast Forward” Plan Goals:***

*2.2 BUILT FORM AND CHARACTER  
2.6 ENVIRONMENTAL STEWARDSHIP  
2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES*

***Please see the following Downtown Design Guidelines:***

*A-1 Respond to the Physical Context  
B-1 Respond to Neighborhood Context  
B-2 Create Transition in Bulk and Scale  
B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area  
B-4 Design a Well-Proportioned & Unified Building  
C-2 Design Facades of Many Scales  
C-3 Provide Active Facades  
C-4 Reinforce Building Entries  
D-4 Provide Elements That Define the Place*

***Please see the following Spokane Municipal Code(s):***

*SMC 17C.124.510 Windows – Building Design*

**8. The applicant is encouraged to continue to explore compliance with the Ground Floor Detail Design Standards. The board appreciates the applicant’s use of overhead weather protection as this also complies with Downtown Design Guidelines.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY  
DP 1.2 New Development in Established Neighborhoods  
DP 2 URBAN DESIGN  
DP 2.5 Character of the Public Realm  
DP 2.12 Infill Development  
DP DOWNTOWN CENTER VIABILITY*

***Please see the following Downtown “Fast Forward” Plan Goals:***

*2.2 BUILT FORM AND CHARACTER  
2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES  
2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines:***

*A-1 Respond to the Physical Context  
B-1 Respond to Neighborhood Context  
B-2 Create Transition in Bulk and Scale*



*B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area*  
*B-4 Design a Well-Proportioned & Unified Building*  
*C-2 Design Facades of Many Scales*  
*C-3 Provide Active Facades*  
*C-4 Reinforce Building Entries*  
*D-4 Provide Elements That Define the Place*

***Please see the following Spokane Municipal Code(s):***

*SMC 17C.124.550 Ground Level Details – Building Design*

**9. When the applicant returns for the Recommendation Meeting, they shall provide more detail on the landscaping for the courtyard (or plaza) streetscape.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY*  
*DP 1.2 New Development in Established Neighborhoods*  
*DP 2 URBAN DESIGN*  
*DP 2.5 Character of the Public Realm*  
*DP 2.12 Infill Development*  
*DP DOWNTOWN CENTER VIABILITY*

***Please see the following Downtown “Fast Forward” Plan Goals:***

*2.2 BUILT FORM AND CHARACTER*  
*2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES*  
*2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines:***

*A-1 Respond to the Physical Context*  
*B-1 Respond to Neighborhood Context*  
*B-2 Create Transition in Bulk and Scale*  
*B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area*  
*B-4 Design a Well-Proportioned & Unified Building*  
*C-1 Promote Pedestrian Interaction*  
*C-2 Design Facades of Many Scales*  
*C-3 Provide Active Facades*  
*C-4 Reinforce Building Entries*  
*C-7 Install Pedestrian-Friendly Materials at Street Level*  
*D-1 Provide Inviting & Usable Open Space*  
*D-2 Enhance the Building with Landscaping*  
*D-4 Provide Elements That Define the Place*  
*D-7 Design for Personal Safety & Security*  
*D-8 Create “Green Streets”*

***Please see the following Spokane Municipal Code(s):***

*SMC 17A.020.160.AI Primary Building Entry*  
*SMC 17C.124.540 Prominent Entrance – Building Design*  
*SMC 17C.124.580 Plazas and Other Open Spaces*  
*SMC 17C.330.120 Group Living - Development Standards*

***Please see the City of Spokane Design Review Application Handbook:***

*Step 2 – Materials Checklist*

**10. The applicant shall provide additional design detail for the gates and fencing.**

***Please see the following Comprehensive Plan Goals and Policies:***

*DP 1 PRIDE AND IDENTITY  
DP 1.2 New Development in Established Neighborhoods  
DP 2 URBAN DESIGN  
DP 2.5 Character of the Public Realm  
DP 2.12 Infill Development  
DP DOWNTOWN CENTER VIABILITY*

***Please see the following Downtown “Fast Forward” Plan Goals:***

*2.2 BUILT FORM AND CHARACTER  
2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES  
2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines:***

*A-1 Respond to the Physical Context  
B-1 Respond to Neighborhood Context  
B-2 Create Transition in Bulk and Scale  
B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area  
B-4 Design a Well-Proportioned & Unified Building  
C-1 Promote Pedestrian Interaction  
C-2 Design Facades of Many Scales  
C-3 Provide Active Facades  
C-4 Reinforce Building Entries  
C-7 Install Pedestrian-Friendly Materials at Street Level  
D-1 Provide Inviting & Usable Open Space  
D-2 Enhance the Building with Landscaping  
D-4 Provide Elements That Define the Place  
D-7 Design for Personal Safety & Security  
D-8 Create “Green Streets”*

***Please see the following Spokane Municipal Code(s):***

*SMC 17A.020.160.AI Primary Building Entry  
SMC 17C.124.540 Prominent Entrance – Building Design  
SMC 17C.124.310 Fences*

***Please see the City of Spokane Design Review Application Handbook:***

*Step 2 – Materials Checklist*

Motion Approved Unanimously (7/0)

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.



# HOPE HOUSE

1301 W 3RD AVE.  
SPOKANE, WA 99201

DESIGN REVIEW - STEP 2

RECOMMENDATION MEETING



# 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)

# Changes since the Collaborative Workshop

There have been several changes to the project since the Collaborative Workshop. The Adams Street partial street vacation and the south alley full vacation have been approved by the City of Spokane. As part of the agreement, no parking on the west side of Adams will be allowed and a rolled curb along Adams will be installed in lieu of a standard curb. In addtion, the sidewalk has been widened to be 12'-0" min. width.

The building form has been modified to include a notch on levels 2-4 at the south building elevation. This has allowed us to add more windows in this area while simultaneously reducing building area and cost.

Additional windows have also been added to the north, east, and south building elevations at the ground level. By adding additional windows on the east elevation, the building will comply with the Window Glazing requirements along W. Adams St.



# Direction given by the DRB at the Collaborative Workshop

1. Comment: The applicant is encouraged to relocate the solid waste / trash room to Adams Street, for the purpose of improving the pedestrian frontage along 3rd Avenue and to capitalize on the existing trash collection for adjacent properties to the east.

Response: Locating the trash / recycle room on Third Ave. is important for this project for several reasons.

Keeping the trash / recycle room on Third will facilitate the continued vacation of the alleys which is important to the security plan for VOA (and its guests) and has gained support from the majority of the neighbors. The project team met with Solid Waste Director Rick Hughes at the site to discuss service options. Solid Waste concluded that they could serve Silver Star Automotive at their current trash dumpster pickup location (currently unenclosed and located on the east sidewalk of Adams) and it would be possible for Hope House trash / recycle pickup to occur on Third. Solid Waste will make suggestions of the type of dumpster to use to minimize issues with pickup on Third Ave.

Trash / recycle pickup on Third Ave. works best because of the internal programmatic layout of the shelter facility. A concerted effort was made to locate more “public” spaces like the Community Room along Third Ave. to help activate and see movement at the ground level. The Community Room is an area for shelter guests to eat meals and to use the space for large format meetings and flex / space when meals aren't being served. During previous design iterations, this area along Third Ave. was allocated to either shelter beds or respite rooms and private offices. Logistically, a commercial kitchen is located adjacent to the Community Room for meal preparation. The best location for the trash / recycle room is adjacent to the kitchen since the kitchen will generate a large portion of the on-site waste.

It should be noted that there is zero on-site parking for this project. There will be no cars crossing the sidewalk to enter a parking lot or parking garage on this property. This is an improvement from the current property use (and most properties in the vicinity) which have cars entering and exiting throughout the day. A dumpster will be rolled out to Third Ave. from the trash / recycle room once or twice a week (depending on need). A truck is not pulling into the trash / recycle room and picking up the dumpster. A roll-up overhead coling door will be provided to screen the trash / recycle room from public view.

Please refer to Figures 1 and 13

2. Comment: The applicant is encouraged to work with other entities within the city to retain a 12'-0” wide minimum public sidewalk width along both 3rd Avenue and Adams Street, as the volume of pedestrian traffic along these frontages will foreseeably increase with this development.

Response: A 12'-0” wide minimum public sidewalk will be provided along both Third Ave. and Adams St.

Please refer to Figure 1

3. Comment: The applicant is encouraged to shift the Apartment Entry from the corner of 3rd Avenue and Adams Street to a location principally on 3rd Avenue, this may permit a more functional separation of building populations.

Response: The project team believes that the Apartment Entry is best located at its previously proposed (and current) position. The corner storefront treatment of the ground floor signals a building entry. The entry doors are positioned just south of the corner in an angled recessed alcove in an effort to minimize apartment residents from congregating along Third Ave. in plain sight.

Please refer to Figures 1, 4, 10, and 13

4. Comment: The courtyard requirement, to be co-located with the Primary Building Entrance, may be covered and private.

Response: As discussed in the Step 1 meeting, the +/- 2800 s.f. courtyard will be co-located with the Shelter Entry. This entry will serve the most occupants of the building and will provide a safe, secure queuing area and outdoor space for shelter guests.

The building will have permanent metal canopies extending into the south-facing courtyard to provide weather protection and shading at doors and windows. Additionally, sun sails may be incorporated to allow shade and visual privacy from the apartments above.

As stated in the Step 1 meeting, the City will require emergency access to the below-grade sewer line running under the existing alley / proposed courtyard. Because of this, elements in the courtyard will be designed to be removable without damage if access is required. The courtyard design includes elements such as special interest landscape, special pavers, and benches.

Please refer to Figures 1, 2, and 5

5. Comment: The applicant is encouraged to resolve the architectural perspectives of the building, as viewed from the I-90 elevated viaduct, including screening of any rooftop mechanical equipment, as the site will be located within the Downtown Gateway area.

Response: A view from the I-90 elevated viaduct is included in this submittal. The elevation of the I-90 viaduct is estimated to be 18'-0" above grade (a nearby overhead clearance sign indicates 14'-9" clearance). Due to the height of the building and the parapet (50'-6" above grade), we do not anticipate drivers along the I-90 elevated viaduct to be able to see rooftop mechanical equipment.

Please refer to Figure 8

6. Comment: The applicant is encouraged to continue to explore compliance with the Roof Expression Design Standard.

Response: The modern cornice that terminates the fourth floor / parapet has been enlarged to create a stronger visual termini for the building. The cornice is scaled proportionally for the overall building size and building components / materials. Contrasting material and color is proposed the cornice.

Please refer to Figures 4, 5, and 10

7. Comment: The applicant is encouraged to continue to explore compliance with the Window Glazing requirements for the Adams Street elevation.

Response: Additional windows have been added on the ground level on the Adams Street elevation. The building now meets the minimum 20% glazing requirement on this elevation.

Please refer to Figure 10

8. Comment: The applicant is encouraged to continue to explore compliance with the Ground Floor Detail Design Standards. The board appreciates the applicant's use of overhead weather protection as this also complies with Downtown Design Guidelines.

Response: The building will comply with the Ground Floor Detail Design Standards by including features such as metal canopies, large windows, projecting sills at windows elevated off of the ground level, and pedestrian scale signs will be located near building entries.

Please refer to Figures 4 and 5



9. Comment: When the applicant returns for the Recommendation Meeting, they shall provide more detail on the landscaping for the courtyard (or plaza) streetscape.

Response: A Planting Plan has been developed by the Landscape Architect that shows detailed information regarding the landscaping in the courtyard.

Please refer to Figure 2

10. Comment: The applicant shall provide additional design detail for the gates and fencing.

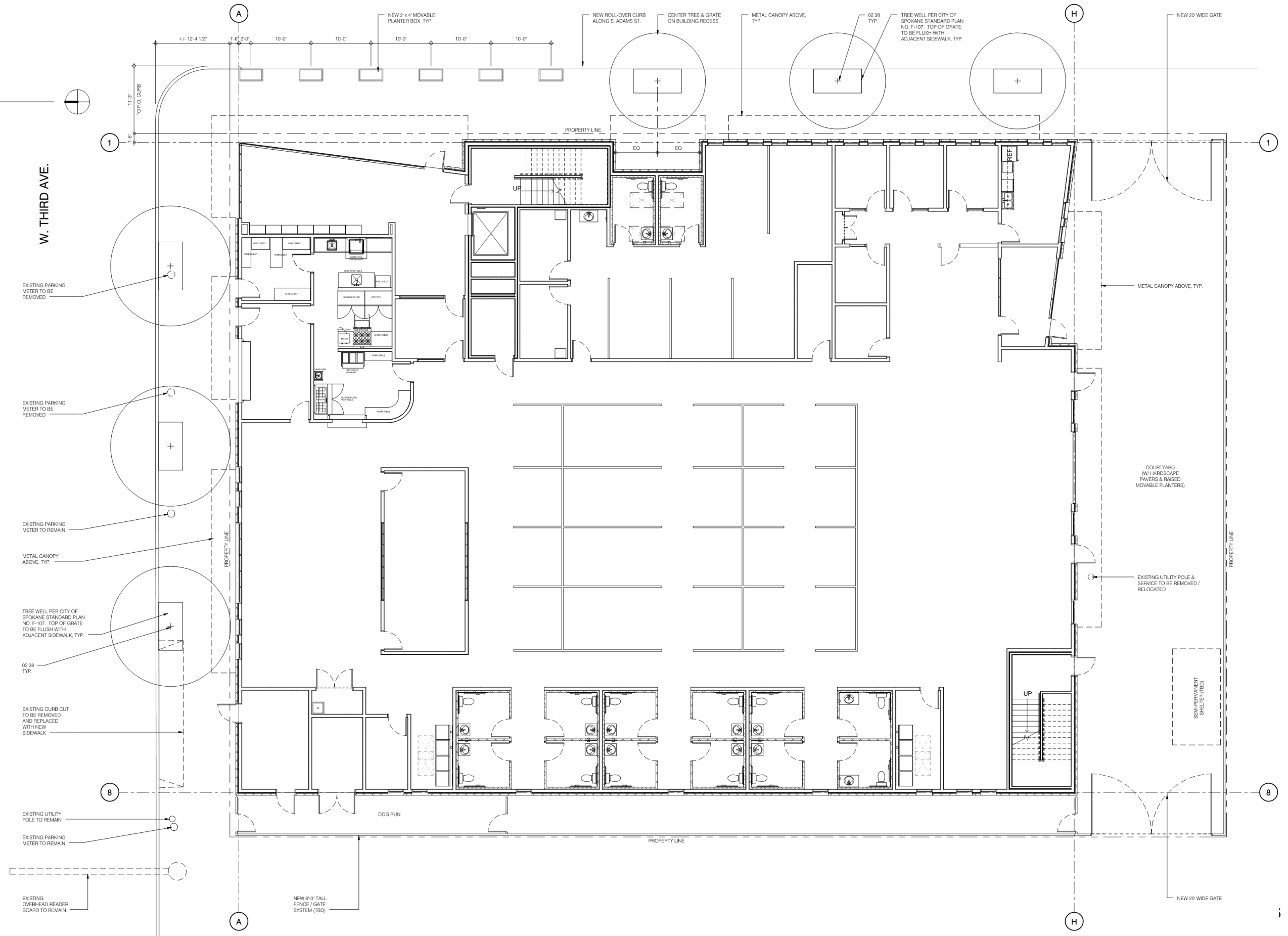
Response: The fencing and gates have been designed to allow privacy while permitting visual interest from outside of the courtyard. By providing some spacing in the slats of the fencing and gate, privacy is maintained while permitting visual interest from outside of the courtyard. This spacing also will allow air movement to benefit both the users of the courtyard and the landscaping in that area.

Please refer to Figures 5, 6, and 7

# Site Plan

## Figure 1

SITE PLAN  
SCALE: 1/16" = 1'



Site Design

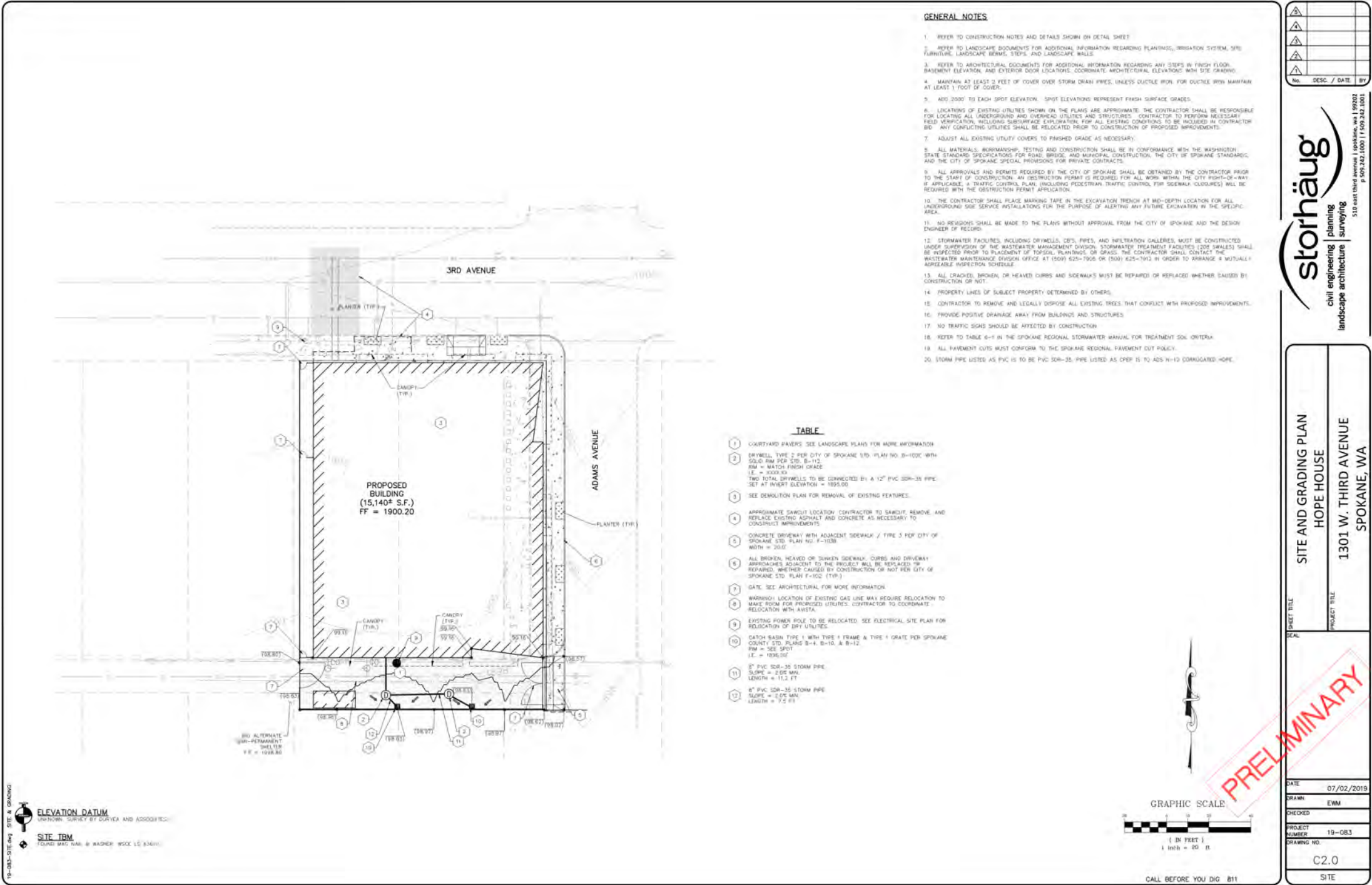


## Site Design



# Conceptual Grading Plan

## Figure 3





## **Axonometric 3-D Drawing**

**Figure 4**



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



## Axonometric 3-D Drawing

Figure 5



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



## Axonometric 3-D Drawing

Figure 6



View from the alley looking northeast.



## Axonometric 3-D Drawing

Figure 7



View from W. Third Ave. looking southeast.



## **Axonometric 3-D Drawing**

### **Figure 8**



View from I-90 looking northwest

# Building Elevations

## Figure 9





# Building Elevations

Figure 10





**Building Elevations**  
**Figure 11**



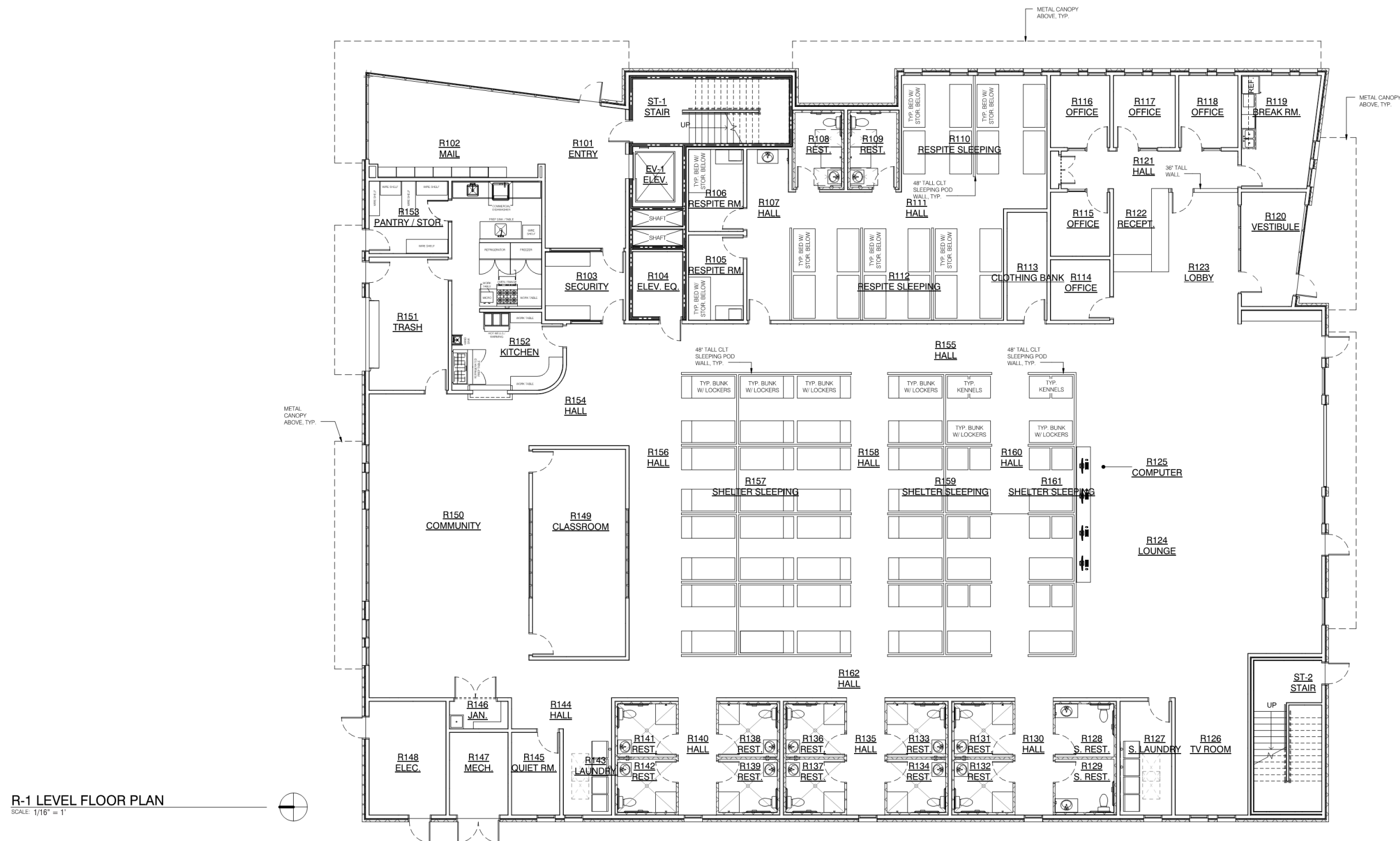


**Building Elevations**  
**Figure 12**



West Elevation

### Figure 13





# R2 Level Schematic Floor Plan

## Figure 14



R-2 LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'

# R3 Level Schematic Floor Plan

Figure 15



R-3 LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'



# R4 Level Schematic Floor Plan

Figure 16



R-4 LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'

## Previous Project Examples - Signage & Lighting

Figure 17



Buder Haven - Catholic Charities



The Marilee - Volunteers of America



# Design Details - Signage Specifications

## Figure 18

1

FATHER BACH III - DONNA HANSON HAVEN | HALO ILLUM. REVERSE PAN CHANNEL LOGO/LETTERS

SCALE: 3/32" = 1'-0"100.62 SQ. FT.

LOGO (45.96 SQ. FT.) - 7'-4.25" x 6'-3" x 3.5" DEEP  
HALO ILLUMINATED, REVERSE PAN CHANNEL LOGO.  
ALUMINUM FACE AND RETURNS PAINTED WHITE (SATIN FINISH)  
CLEAR ACRYLIC BACK, WHITE LED HALO ILLUMINATION  
1.5" STAND OFF FROM WALL.

CATHOLIC CHARITIES (23.35 SQ.FT.) - 16" x 3.5" DEEP  
HALO ILLUMINATED, REVERSE PAN CHANNEL LETTERS.  
ALUMINUM FACE AND RETURNS PAINTED WHITE (SATIN FINISH)  
CLEAR ACRYLIC BACKS, WHITE LED HALO ILLUMINATION  
1.5" STAND OFF FROM WALL.

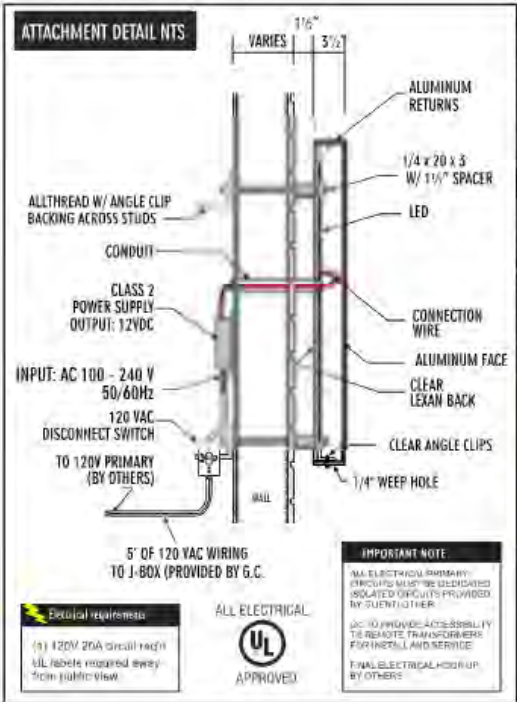
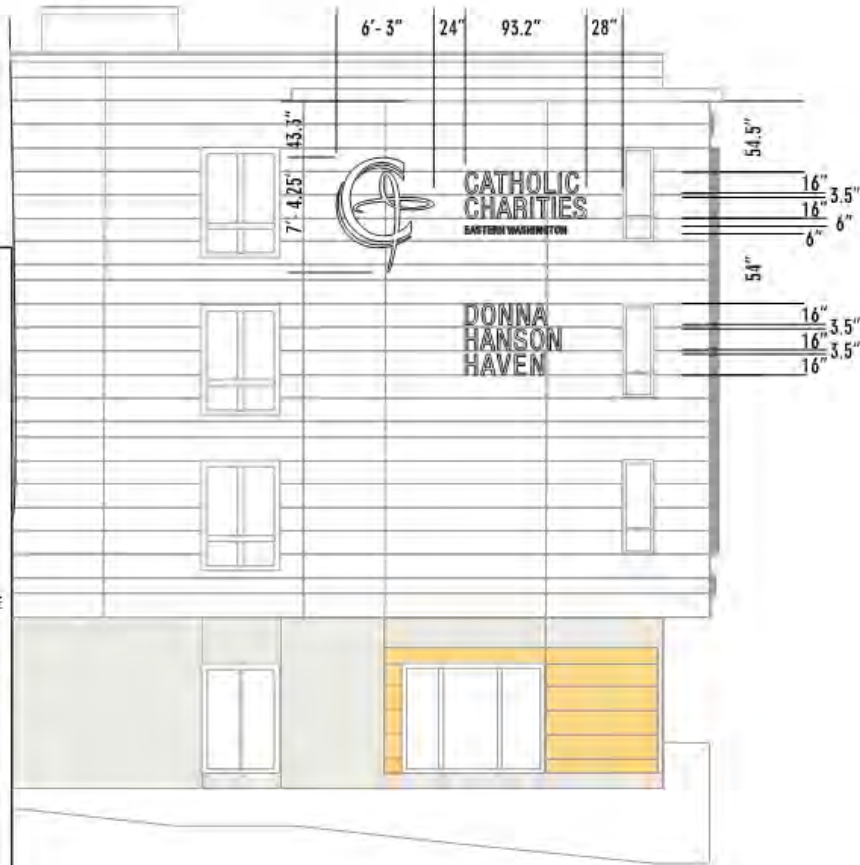
EASTERN WASHINGTON (3.1 SQ.FT.) - 6" NON ILLUM. FLAT CUT OUT  
.25" ALUM. PAINTED WHITE (SATIN) MOUNTED FLUSH TO WALL.

DONNA HANSON HAVEN (28.26 SQ. FT.) - 16" x 3.5" DEEP  
HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS.  
ALUMINUM FACE AND RETURNS PAINTED WHITE (SATIN)  
1.5" STAND OFF FROM WALL.

FONT: U/C HELVETICA NEUE LT. PRO 57 COND.

West Elevation

SCALE: 3/32" = 1'-0"



2

FATHER BACH III - DONNA HANSON HAVEN | HALO ILLUM. REVERSE PAN CHANNEL LOGO/LETTERS

SCALE: 3/16" = 1'-0"69.21 SQ. FT.

LOGO (45.96 SQ. FT.) - 7'-4.25" x 6'-3" x 3.5" DEEP  
HALO ILLUMINATED, REVERSE PAN CHANNEL LOGO.  
ALUMINUM FACE AND RETURNS PAINTED WHITE (SATIN FINISH)  
CLEAR ACRYLIC BACK, WHITE LED HALO ILLUMINATION  
1.5" STAND OFF FROM WALL.

CATHOLIC CHARITIES (23.35 SQ.FT.) - 16" x 3.5" DEEP  
HALO ILLUMINATED, REVERSE PAN CHANNEL LETTERS.  
ALUMINUM FACE AND RETURNS PAINTED WHITE (SATIN FINISH)  
CLEAR ACRYLIC BACKS, WHITE LED HALO ILLUMINATION  
1.5" STAND OFF FROM WALL.

EASTERN WASHINGTON (3.1 SQ.FT.) - 6" NON ILLUM. FLAT CUT OUT  
.25" ALUM. PAINTED WHITE (SATIN) MOUNTED FLUSH TO WALL.

FONT: U/C HELVETICA NEUE LT. PRO 57 COND.



East Elevation

SCALE: 3/32" = 1'-0"



LOGO - 30" X 25.5" x 1.5" DEEP, INDIRECTLY ILLUMINATED REVERSE PAN CHANNEL LOGO, MOUNTED FLUSH TO WALL.

DONNA HANSON HAVEN - 12" x 1.5" DEEP, INDIRECTLY ILLUMINATED REV. PAN CHANNEL LETTERS. CENTERED VERTICALLY ON PANEL, MOUNTED FLUSH TO WALL.

FONT: U/C HELVETICA NEUE LT. PRO 57 COND.

INDIRECTLY ILLUMINATED USING 4" X 16' LED WALL WASH STRIP INSIDE COVE / CHANNEL.

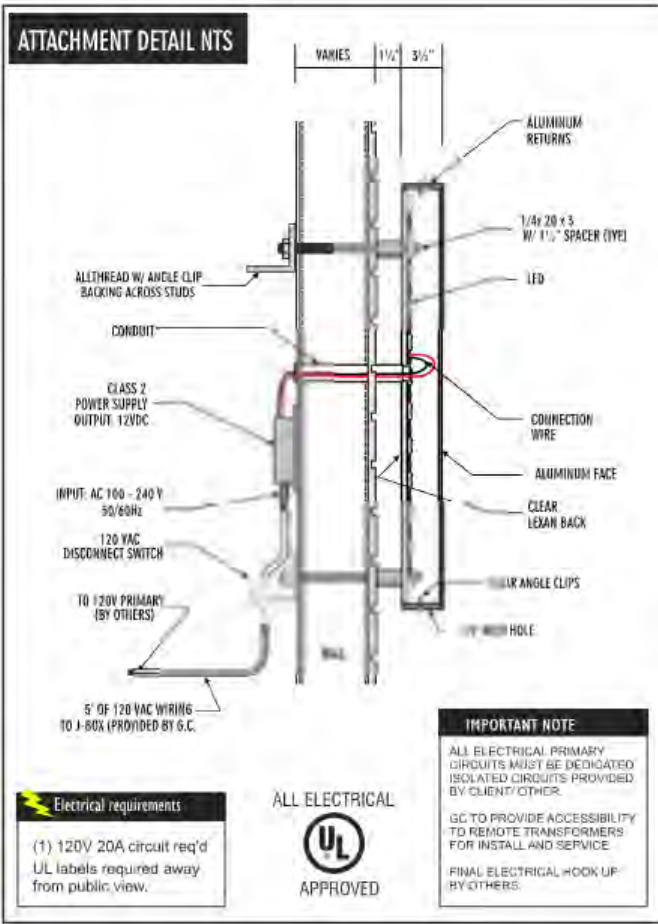
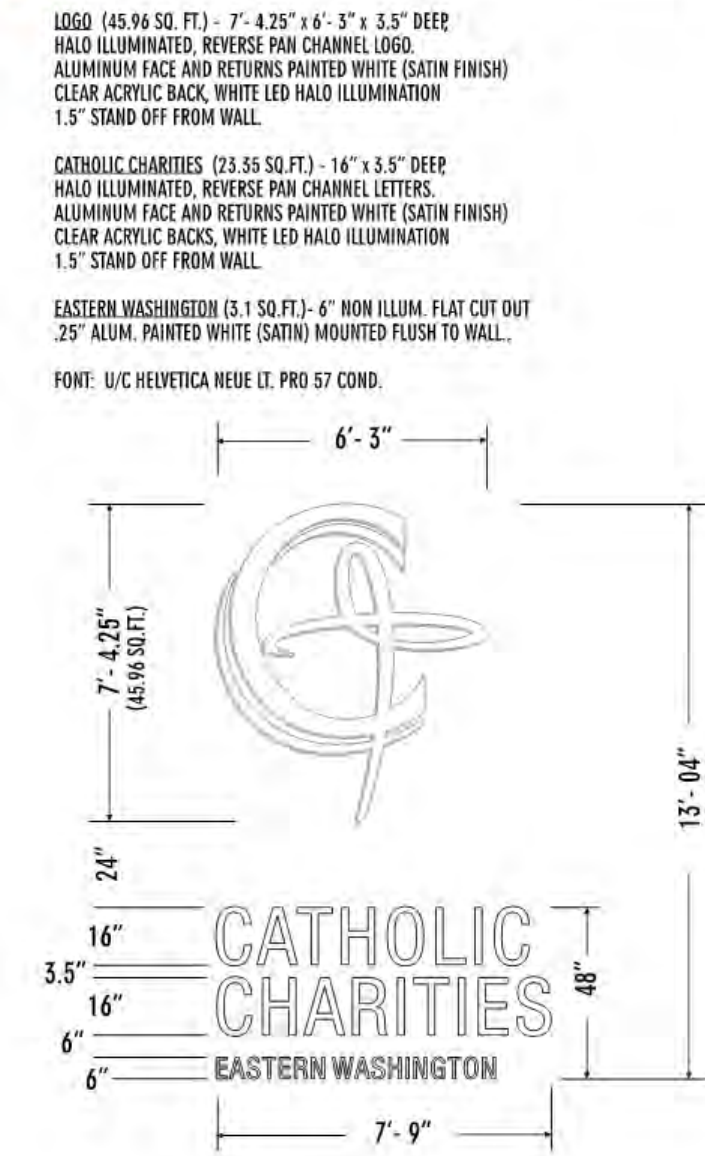
Example Signage from Donna Hanson Haven

# Design Details - Signage Specifications

## Figure 19

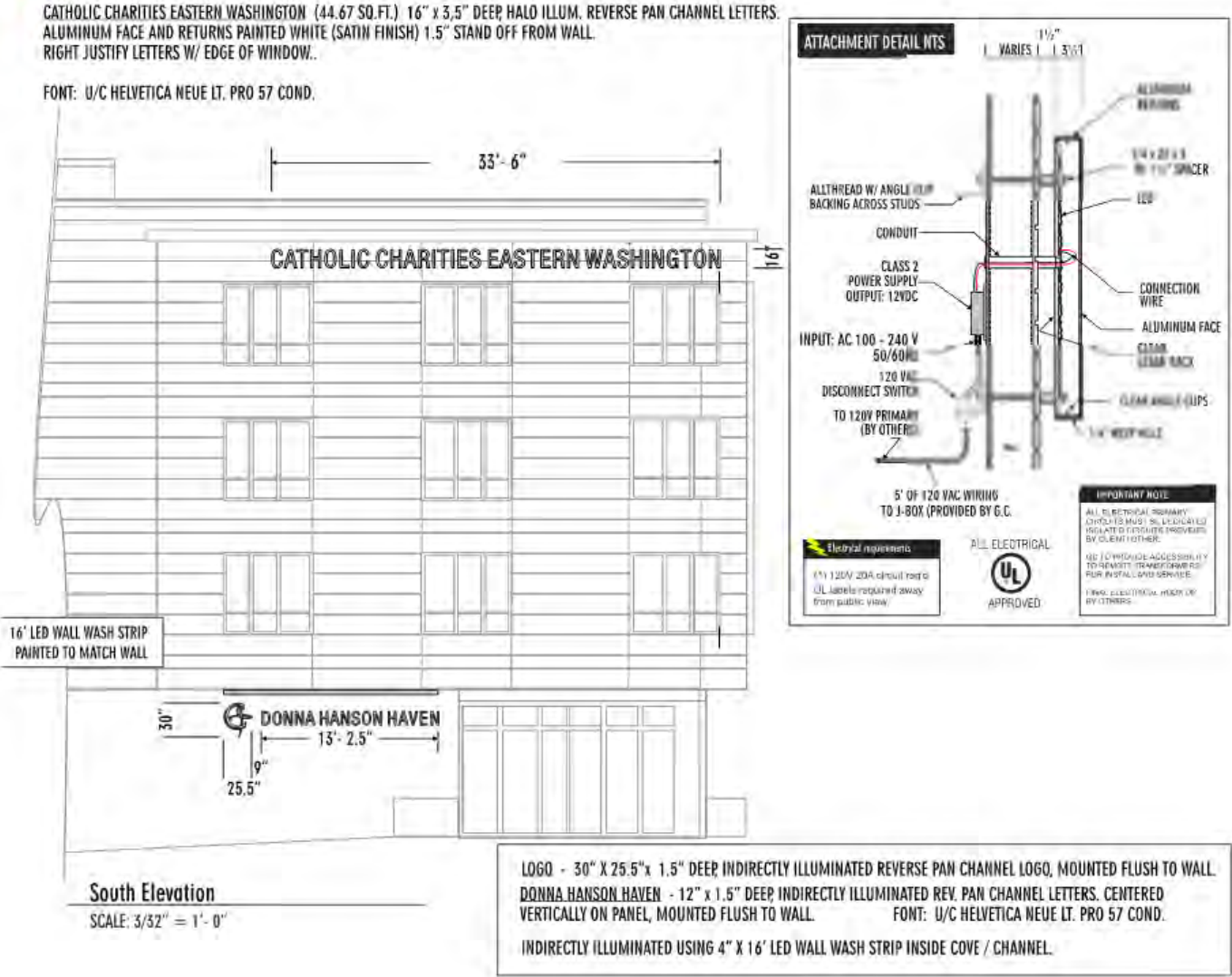
### 3 FATHER BACH III - DONNA HANSON HAVEN | HALO ILLUM. REVERSE PAN CHANNEL LOGO/LETTERS

SCALE: 1/4" = 1'-0" 69.21 SQ. FT.



### 4 FATHER BACH III - DONNA HANSON HAVEN | HALO ILLUM. REVERSE PAN CHANNEL LETTERS

SCALE: 3/16" = 1'-0"



Example Signage from Donna Hanson Haven



Design Details - Lighting Specifications
Figure 20

Table with 4 columns: Job Name, Job Number, Notes, and Type. Job Name: Father Bach III - LED Option, Distributor: Stoneway Electric - Spokane (Spokane). Job Number: L6RAZ10UVA/L6R15827VA/L6RDD. Notes: Alt LED Option - Confirm Color Temp. Type: Z1-ALT.

PHILIPS LIGHTOLIER
Downlighting
LyteCaster
6" Round downlight
New construction
Remodeler
Project, Location, Cat No, Type, Lamps, Qty, Notes

Philips Lightolier LyteCaster LED Downlights are ideal general purpose downlighting solution, providing comfortable, quality light. Available in new construction and remodeler frame with interchangeable light engine that is offered in two lumen packages. The downlight is wet location listed and comes in 3 standard options.

Complete product = Frame-in kit + Light engine + Trim Order each separately

Table with 6 columns: Series, Lumens, Frame type, Dimming, Input voltage, Version. Example: L6R, 1500, A, 120V, VA.

Table with 5 columns: Series, Lumens, CRI, CCT, Version. Example: L6R, 1500, 90, 2700K, VA.

Note: Lumen output is calculated based on 1000 lux and 1000 lm. Please consult adjustment factors table on page 2 for other lumen outputs.

Table with 3 columns: Series, Luminaire type, Finish. Example: L6R, Open Downlight, D.

1 When ordering a Frame-in kit and a Light engine, the lumen package code must match.
2 Version A (VA) frames and light engines are not compatible with previous versions.

PHILIPS GARDCO
Wall Mount
LED Wall Sconce 104L
Project, Location, Cat No, Type, Qty, Notes

Philips Gardco 104L LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 104L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide example: 104L-32L-700-NW-G1-3-120-IMR12-BZ

Table with 10 columns: Prefix, Number of LEDs, Drive Current, LED Color & Generation, Distribution, Emergency, Voltage, Controls, Electrical, Finish. Example: 104L, 32L, 700, NW, G1, 3, 120, IMR12, BZ.

1. 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option.
2. 120 rated for 10°C at 1000mA.
3. Available for use with 35L and 32L in 530mA or 650mA only. Rated for -20°C to 25°C.
4. Available in 120 or 277V only.
5. Not available with Dual Circuit Control (DCC) option.
6. EBPC is not available with DCC.
7. Not available with Dimming Driver (DD) option.
8. Available in 12L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
9. Available in 120-277V (15W) only.
10. Not available with L.C. and DCC.
11. Not available with 480V.
12. Must specify input voltage.
13. Not available with DD, DCC or L.C.
14. LLC2/3 Not available with PCB, IMR, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCF accessory.



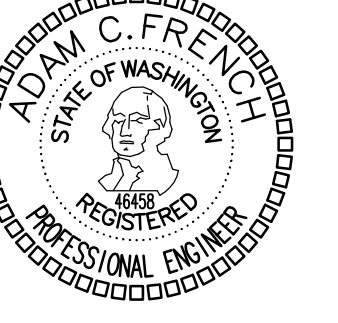
Architecture All Forms

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





21705 Highway 99  
 Rainnwood, WA 98036  
 TEL: 425-741-1200



1301 W. THIRD AVE.  
SPOKANE, WASHINGTON 99201

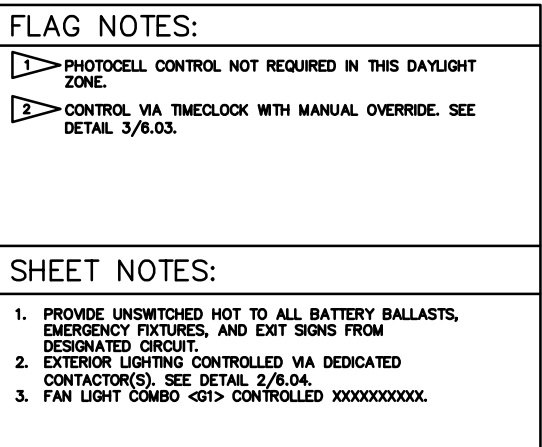
DATE 7/8/19

JOB NO. 2224-004

DRAWING TITLE

SHEET NUMBER

**E2.00**



R1  
LIGHTING  
SCALE: 1/8" = 1'-0"