



Spokane Design Review Board

Wednesday, January 22, 2020

5:30 – 8:00 PM

City Council Briefing Center

808 W Spokane Falls Blvd, Spokane, WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 – 5:45	<ol style="list-style-type: none">1. Chair Report2. Secretary Report<ul style="list-style-type: none">• Update on Design Review Schedule	Kathy Lang Dean Gunderson
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Board Business:

5:45 – 6:00	<ol style="list-style-type: none">1. Approve 1/15/2020 meeting minutes2. Old Business3. New Business4. Changes to agenda?	Kathy Lang
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Workshops:

6:00 – 7:00	<ol style="list-style-type: none">1. The Hive – Recommendation Meeting<ul style="list-style-type: none">• Staff Report..... 5-10 m• Applicant Presentation..... 10-15 m• Reserved for Public Comment (3 m ea.)..... 20 m• Board Discussion and Advisory Action(s)..... 30 m	Taylor Berberich
7:00 – 8:00	<ol style="list-style-type: none">2. Liberty Park Branch Library – Recommendation Meeting<ul style="list-style-type: none">• Staff Report..... 5-10 m• Applicant Presentation..... 10-15 m• Reserved for Public Comment (3 m ea.)..... 20 m• Board Discussion and Advisory Action(s)..... 30 m	Taylor Berberich

Adjournment:

The next DRB meeting will be held on Wednesday, February 12, 2020

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

Username: COS Guest

Password: 284PMM5q

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 Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting 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 msteinolfson@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 Procedures - 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) the Board will not consider un-permitted, possible surrounding development(s) except those which are contemplated under the Comprehensive Plan and Development Code; 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 Draft

January 15, 2020

City Council Briefing Center

Meeting called to order at 5:30 PM by Kathy Lang

Attendance:

- *Board Members Present:* Anne Hanenburg, Grant Keller, Kathy Lang (Chair & CA Liaison), Ted Teske, Mark Brower (Vice-Chair), Chuck Horgan (Arts Commission Liaison)
- *Board Members Not Present:* Grant Keller
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

Public Comment:

- None

Briefing Session:

Chair Report - Kathy Lang

- None

Secretary Report - Dean Gunderson

- There is new information on the design guidelines update. Stakeholders have been identified for the new city-wide, public projects and structures, PUD, & skywalk design guidelines:
 - First series of stakeholder workshops are set for the last week in February (2/24-26) where the consultant and staff will share what they've discovered to date and identify cities being looked at for best practices for design guidelines (Seattle and Portland have been named, and we're looking at a third; possibly Boise, ID or Eugene, OR).
 - Last set of workshops slated for the end of May. Consultant presenting the outline of potential guidelines and process improvements.
 - Targeting adoption by City Council prior to Thanksgiving
- Downtown Plan update
- Dean shared that he and Kathy Lang presented the Design Review process to the Community Assembly this past November (and presented how to find DRB staff reports in December)
- Kathy was officially approved as the Community Assembly's DRB liaison by City Council on Monday 1/13/20.

Board Business:

Approval of Minutes: Minutes from the December 18, 2019 meeting approved unanimously.

Old Business:

- None

New Business:

- A paper ballot election was held, and Kathy Lang will be the new Chair of the Design Review Board for 2020. (Kathy Lang 3/ Mark Brower 2/ Ted Teske 1)
- Ted Teske moved to hold a paper ballot election for the Vice-Chair position vacated by Kathy Lang, with the two remaining nominees for Chair being considered; Anne Hanenburg seconded. Motion approved unanimously. Mark Brower will be the new Vice-Chair. (4/2)
- There is one applicant for the Design Review Board position vacated by Steve Meek. The applicant is a licensed architect working for Katerra. Dean has met with him to discuss Design Review. Kathy Lang asked for volunteers to serve on the interview committee. Mark Brower, Anne Hanenburg, and Ted Teske will make up the committee.

Changes to Agenda:

- None

Workshops:

1. Collaborative Workshop for Shaw Middle School

- Staff Report: Taylor Berberich
- Applicant Presentation: Mark Dailey (Integrus) & Greg Forsyth (Spokane Schools)
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the January 15, 2020 Collaborative Workshop Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

The board recommends the project be approved as submitted.

Chuck Horgan moved that the board recommend the project be approved as submitted; Anne Hanenburg seconded. Motion carried unanimously. (6-0)

** Chad Schmidt recused himself, as he works for the firm under contract to the Glover Middle School project.

2. Collaborative Workshop for Glover Middle School

- Staff Report: Taylor Berberich
- Applicant Presentation: Dana Harbaugh and Kris Jeske (NAC Architecture), Mike Terrell (MTLA)
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the January 15, 2020 Collaborative Workshop Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

The board recommends the project be approved as submitted.

Ted Teske moved that the board recommend the project be approved as submitted; Anne Hanenburg seconded. Motion carried unanimously. (6-0)

Preview of Upcoming Meetings:

- Dean gave a rundown of the projects being reviewed at upcoming meetings:
 - January 22nd - Recommendation Meetings for The Hive and the Liberty Park Branch Libraries
 - February 12th - Recommendation Meetings for Shadle Branch Library and the Downtown Main Library
 - February 26th - UrbsWorks workshop for the New Design Review Guidelines and Collaborative Workshop for the River Bend Development
- Dean will reach out to the DRB applicant, Drew Kleman, to set up a time to be interviewed by the committee.
- Dean advised we will be back on the regular DRB schedule after tonight's meeting.

Meeting Adjourned at 8:05 PM

Next Design Review Board Meeting scheduled for Wednesday, January 22, 2020

The Hive Branch Library

2 – RECOMMENDATION MEETING

Design Review Staff Report

January 17, 2020


Staff:

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

Applicants:

Cody Dompier, Integrus Architects

cdompier@integrusarch.com

Background

The Design Review Board Collaborative Workshop was held on August 19, 2019.

The following materials are supplemental to this report:

- *Design Review Staff Report | Program Review/Collaborative Workshop, August 2, 2019;*
- *Design Review Board | Collaborative Workshop Advisory Actions, August 19, 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 August 19, 2019 as follows (the applicant's responses are noted in *blue italics*, any further staff comments are noted in *green italics*):

Project Update

For the most part, the building has retained most of its original design. Many of the major changes focus on the landscape and hardscape, which (the board noted) needed further refinement. See responses below.

Response to Advisory Actions

1. The applicant shall demonstrate further compliance with pedestrian-centric amenities in the base-zone (CC2-EC) in the step two submittal. (site ancillary elements, on-street parking along Sprague Avenue)
 - *The building, as previously designed, still abuts Sprague, providing a pedestrian-friendly experience along Sprague.*
 - *Benches around the perimeter of the building (including along the Sprague façade) provide places for pedestrians to sit and hang out*
 - *On Street Parking: the city, in predevelopment conference, mentioned the safety issue with street parking along this portion of Sprague. Street parking has not been included here as a result.*
2. The board supports the boldness of the design of "The Hive" signage along Sprague Avenue as a "human-scale interactive" architectural element and expression.
 - *The building still has the major signage elements previously presented.*

Further Staff Comment: Applicant shall refer to [SMC.17C.240.310 Exceptions](#) for approval process.

3. The applicant shall return with a more fully developed site/landscape plan that demonstrates innovative, sustainable landscape design that compliments the building's program and architectural expressions.
 - *See developed landscape and site plans provided.*
 - *Basalt benches and plantings help to break down the scale of the building and provide a refined palate to the Sprague context.*
 - *A variety of trees, shrubs, plantings and grasses help combat monotony and offer as much natural materials to the site as appropriate.*
 - *Trees around the perimeter help buffer the parking lot from the neighbors*
 - *A large central swale / natural area in the parking lot breaks it up.*
4. The applicant is encouraged to coordinate with Spokane Transit Authority and the City of Spokane Streets Department to ensure safe crossings are established along and across Sprague Avenue.
 - *Coordination discussions are ongoing*
 - *The project includes curbcuts, wide sidewalks / landing areas, and other design elements in order to align with these goals.*
5. The applicant is encouraged to explore the future alignment of the Children of the Sun Trail and the NSC Placemaking Strategies related to the NSC project, and how it relates to the project.
 - *The eastern portion of the site has more open space to allow for the children of the sun trail connection experience.*
 - *In keeping with this principle, the building is closer to the west*
 - *At the northeast corner of the site, a paving area has been provided to allow gathering for this purpose.*
 - *The open space / green space adjacent to the building is at the northeast corner of the building, providing opportunity for pedestrians and bicyclists to congregate when traveling to/from the site.*

Additional suggested topics for discussion by staff based on the December 11, 2019 submittal:

The applicant is pursuing a director's determination for a "Code Departure" ([SMC17C.230.130.C](#)) on the maximum allowed parking on site. On page 3 of the submittal packet the applicant indicates the base bid condition for the parking stalls in the event the director approval is not granted. Development Services has requested additional information regarding the request. The departure, at a minimum, requires the applicant to provide an additional 30% landscape coverage.

1. Does the board have any recommendations for the action approving authority (planning director) in regards to the expanded landscaping requirement (e.g., location on-site, amenities, functions beyond buffering, etc. See advisory action #5, above.)?
2. Does the board feel that the proposed site design meets the advice provided under advisory action #3 (demonstrates innovative, sustainable landscape design that compliments the building's program and architectural expressions)?
3. Given that a safe pedestrian crossing of Sprague Avenue at the site location has yet to be determined, does the board have any recommendations regarding the on-site accommodations for transit-using patrons?

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
 Centers and Corridors Design Guidelines and Standards

DRB RESPONSE

The HIVE at Libby | Spokane Public Library + Spokane Public Schools
Integrus Architecture / 10 S. Cedar
December 1, 2019

Project Update

For the most part, the building has retained most of its original design. Many of the major changes focus on the landscape and hardscape, which (the board noted) needed further refinement. See responses below.

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 - a. The building still has the major signage elements previously presented.
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 - a. See developed landscape and site plans provided.
 - b. Basalt benches and plantings help to break down the scale of the building and provide a refined palate to the Sprague context.
 - c. A variety of trees, shrubs, plantings and grasses help combat monotony and offer as much natural materials to the site as appropriate.
 - d. Trees around the perimeter help buffer the parking lot from the neighbors
 - e. A large central swale / natural area in the parking lot breaks it up.
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 - a. The eastern portion of the site has more open space to allow for the children of the sun trail connection experience.
 - b. In keeping with this principle, the building is closer to the west
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 - d. The open space / green space adjacent to the building is at the northeast corner of the building, providing opportunity for pedestrians and bicyclists to congregate when traveling to/from the site.

THE HIVE

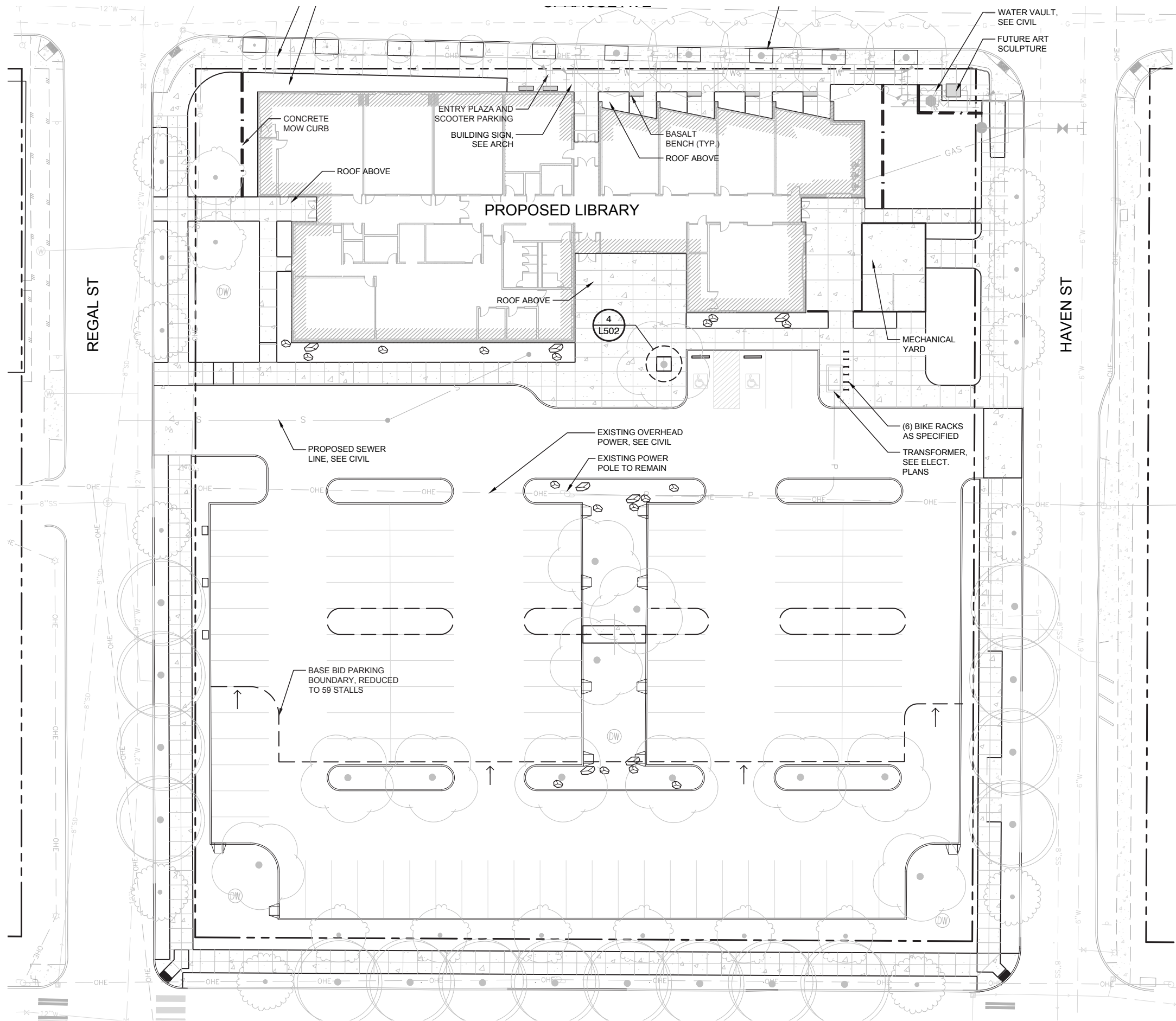
SPOKANE PUBLIC LIBRARY + SPOKANE PUBLIC SCHOOLS

DESIGN REVIEW BOARD
RECOMMENDATION MEETING

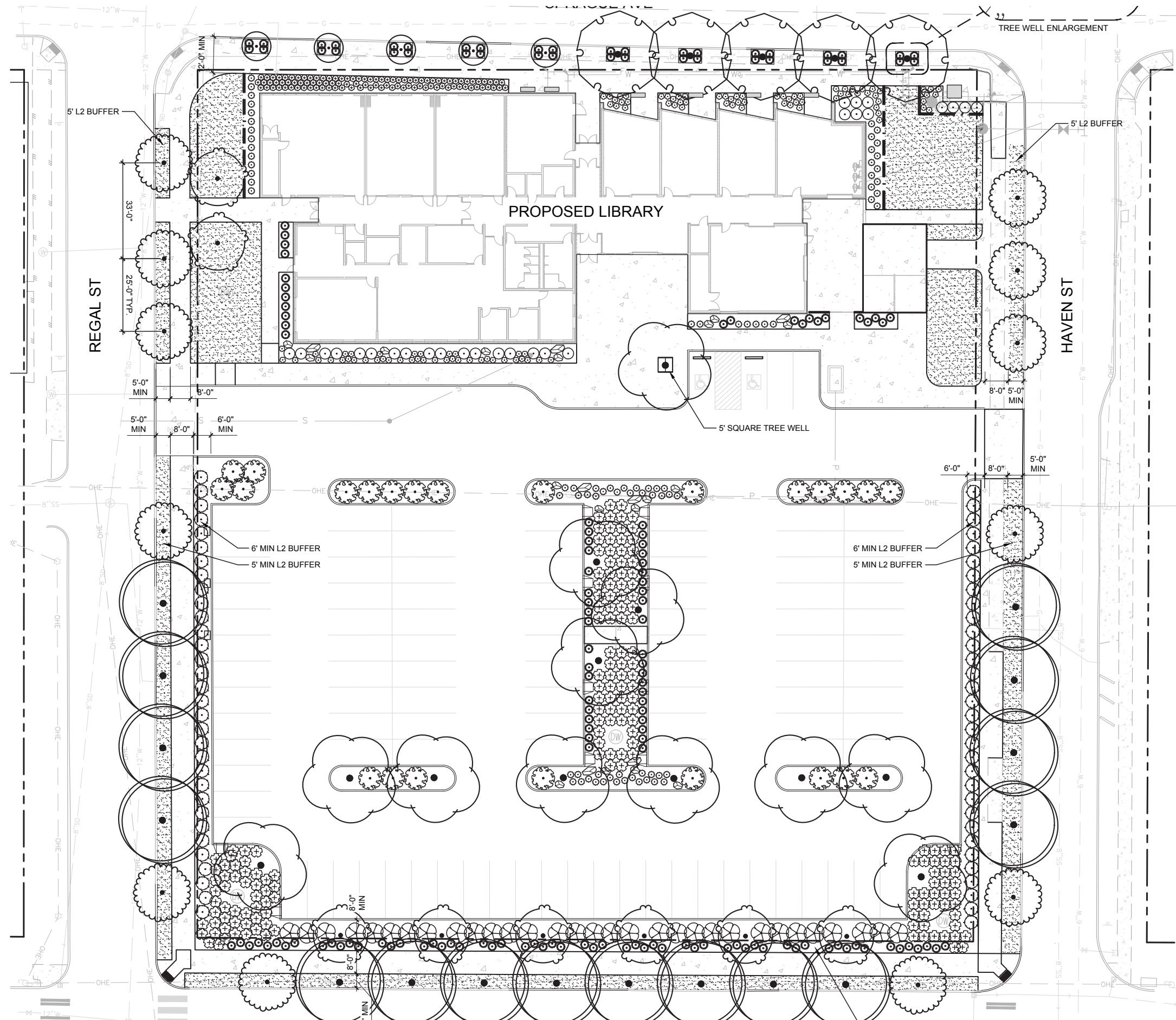


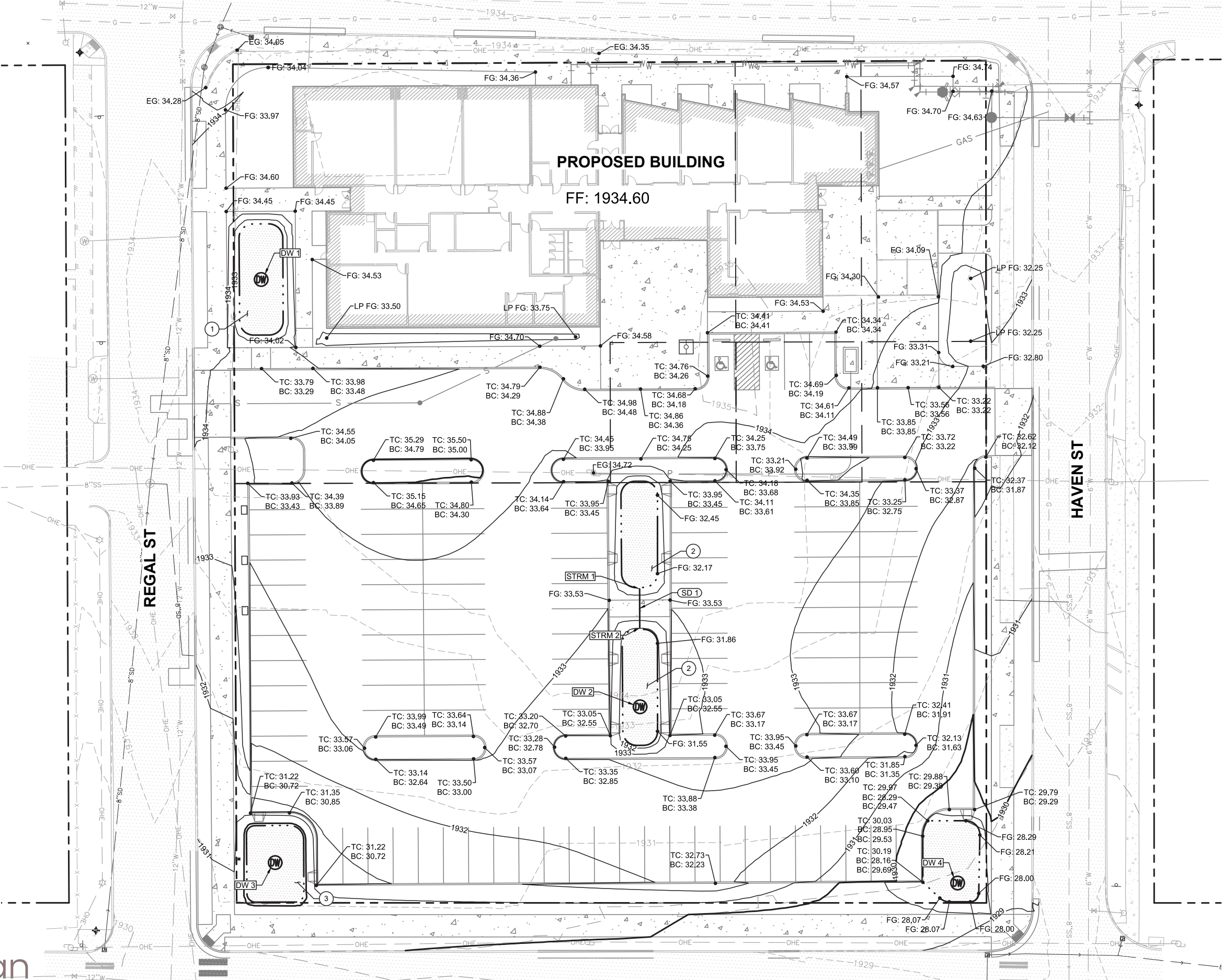
site
design





site plan

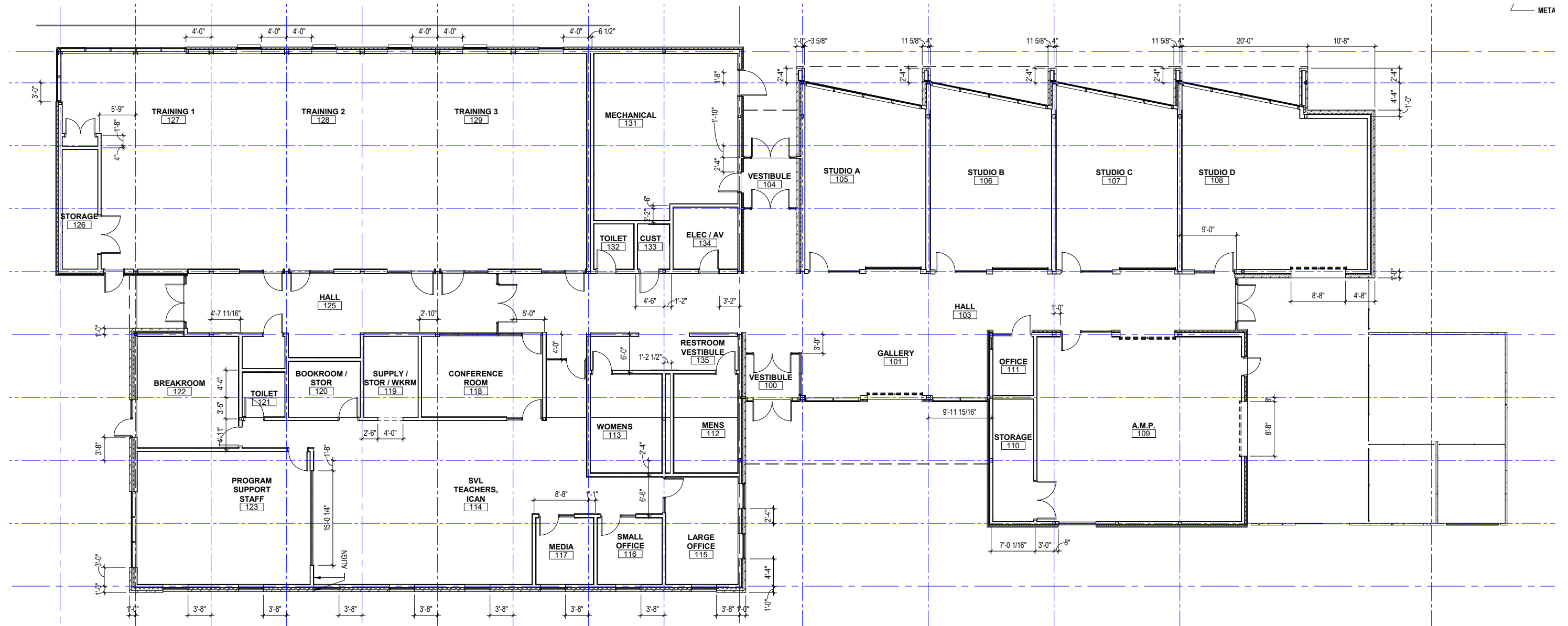




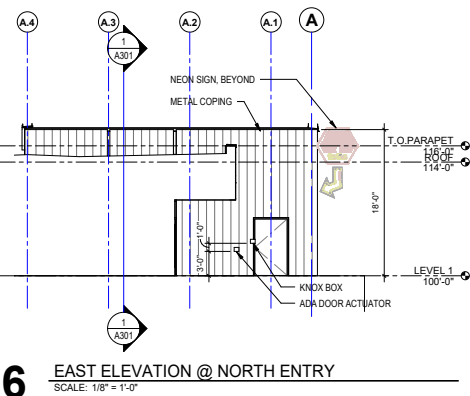
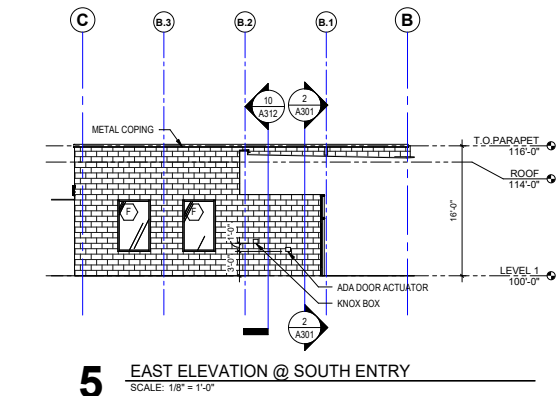
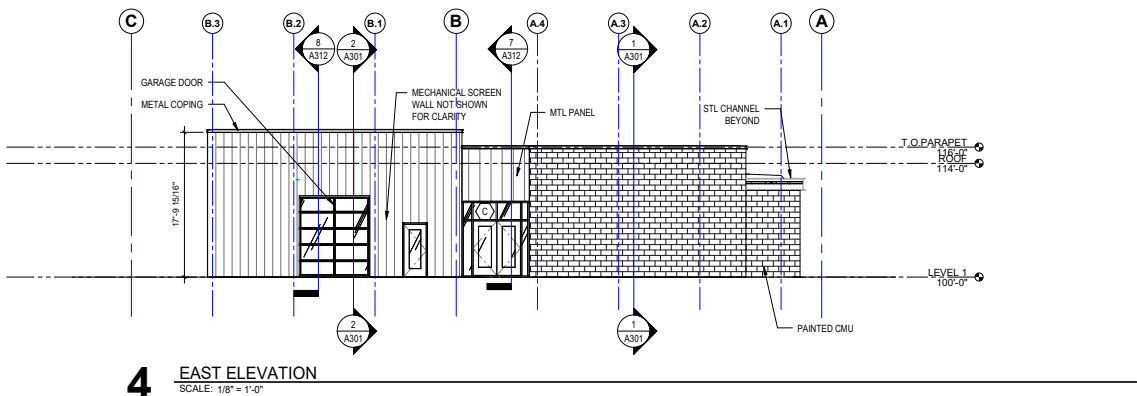
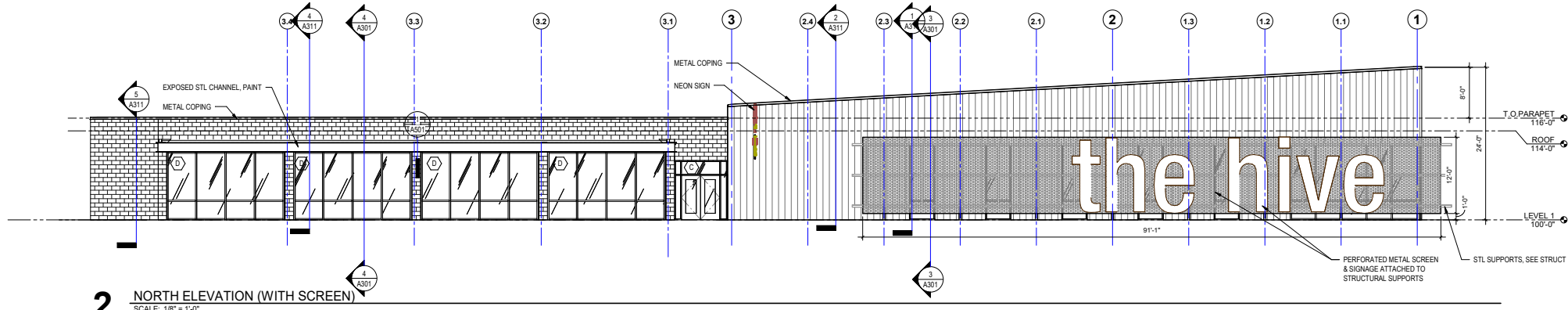
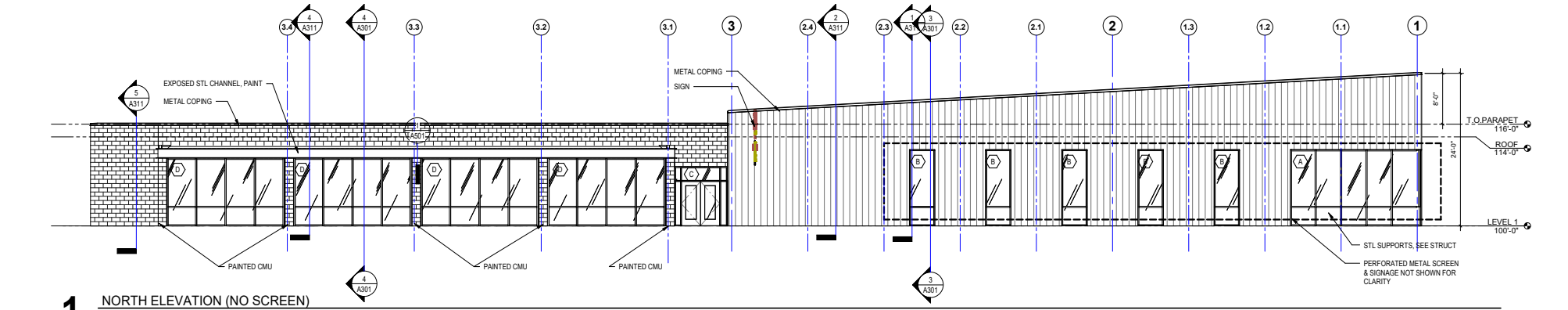
grading plan

building
design





SPOKANE PUBLIC LIBRARY & SPOKANE PUBLIC SCHOOLS – THE HIVE | 7



1 weathering steel (corten) metal panel

2 hot rolled steel c-channel

3 glulam beam

4 hot rolled steel beam

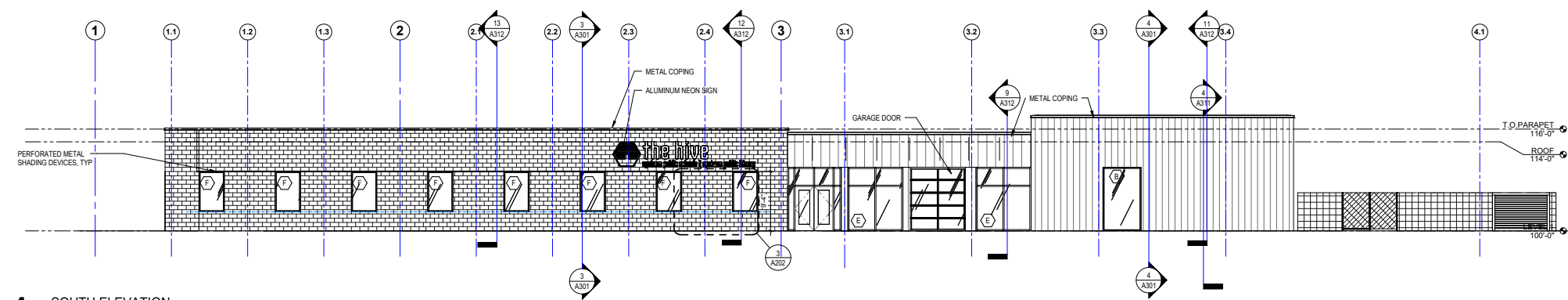
5 grey TPO roof

6 basalt plinth

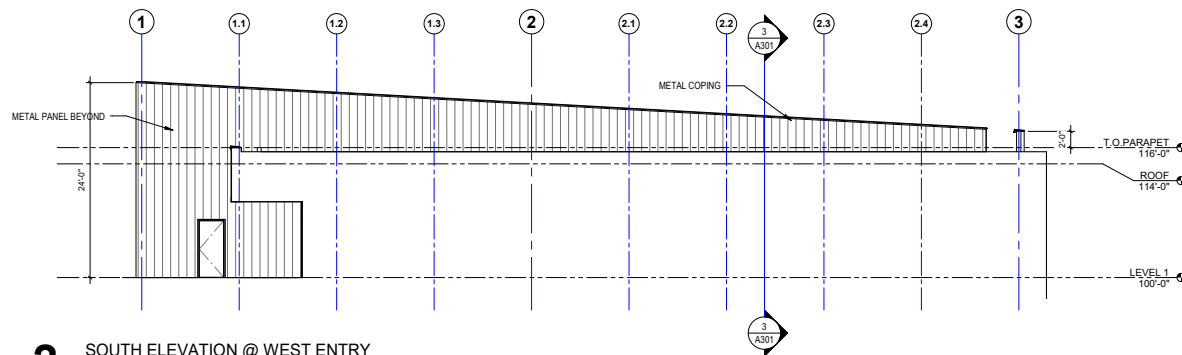
7 exterior glazing



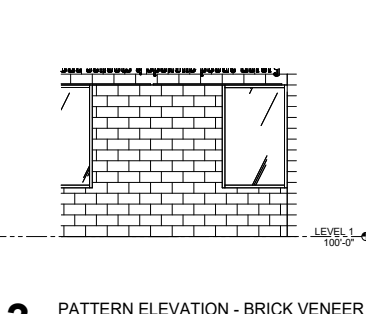
8 terra cotta painted metal panel



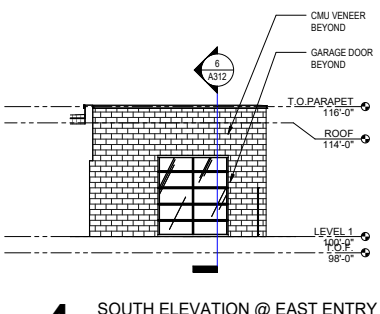
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



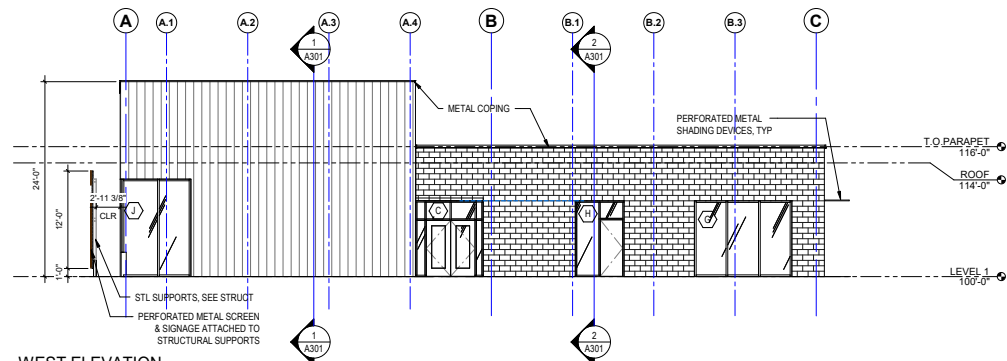
2 SOUTH ELEVATION @ WEST ENTRY
SCALE: 1/8" = 1'-0"



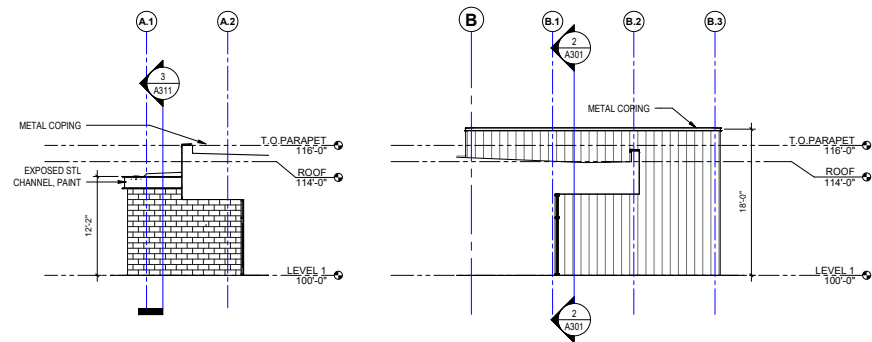
3 PATTERN ELEVATION - BRICK VENEER
SCALE: 1/4" = 1'-0"



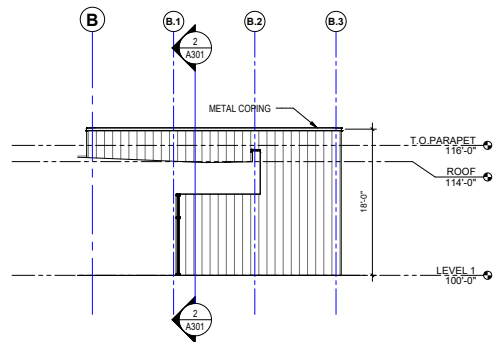
4 SOUTH ELEVATION @ EAST ENTRY
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION @ NORTH ENTRY
SCALE: 1/8" = 1'-0"



7 WEST ELEVATION @ SOUTH ENTRY
SCALE: 1/8" = 1'-0"

exterior elevations

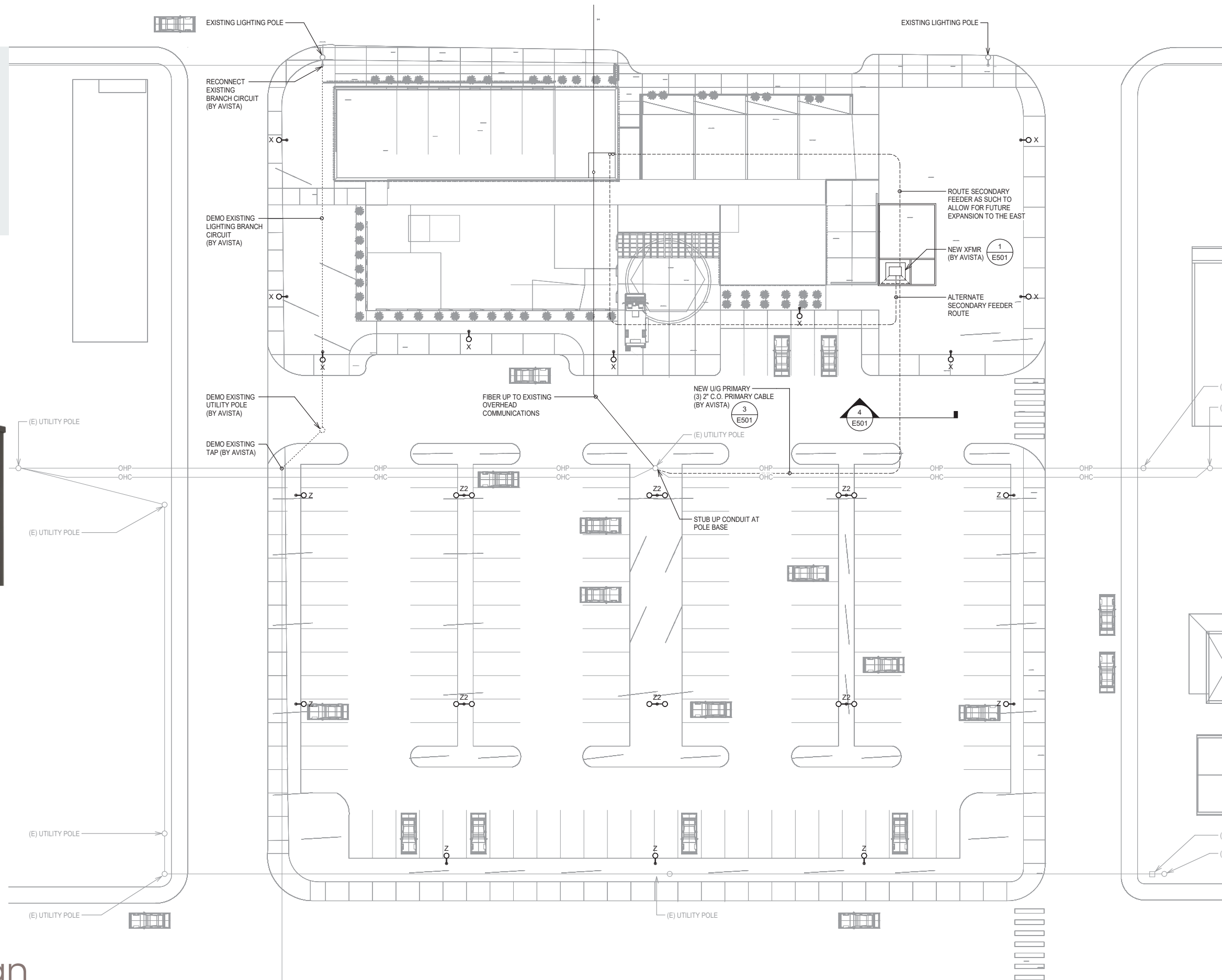


northwest corner



southeast corner

exterior perspectives





signage at south elevation

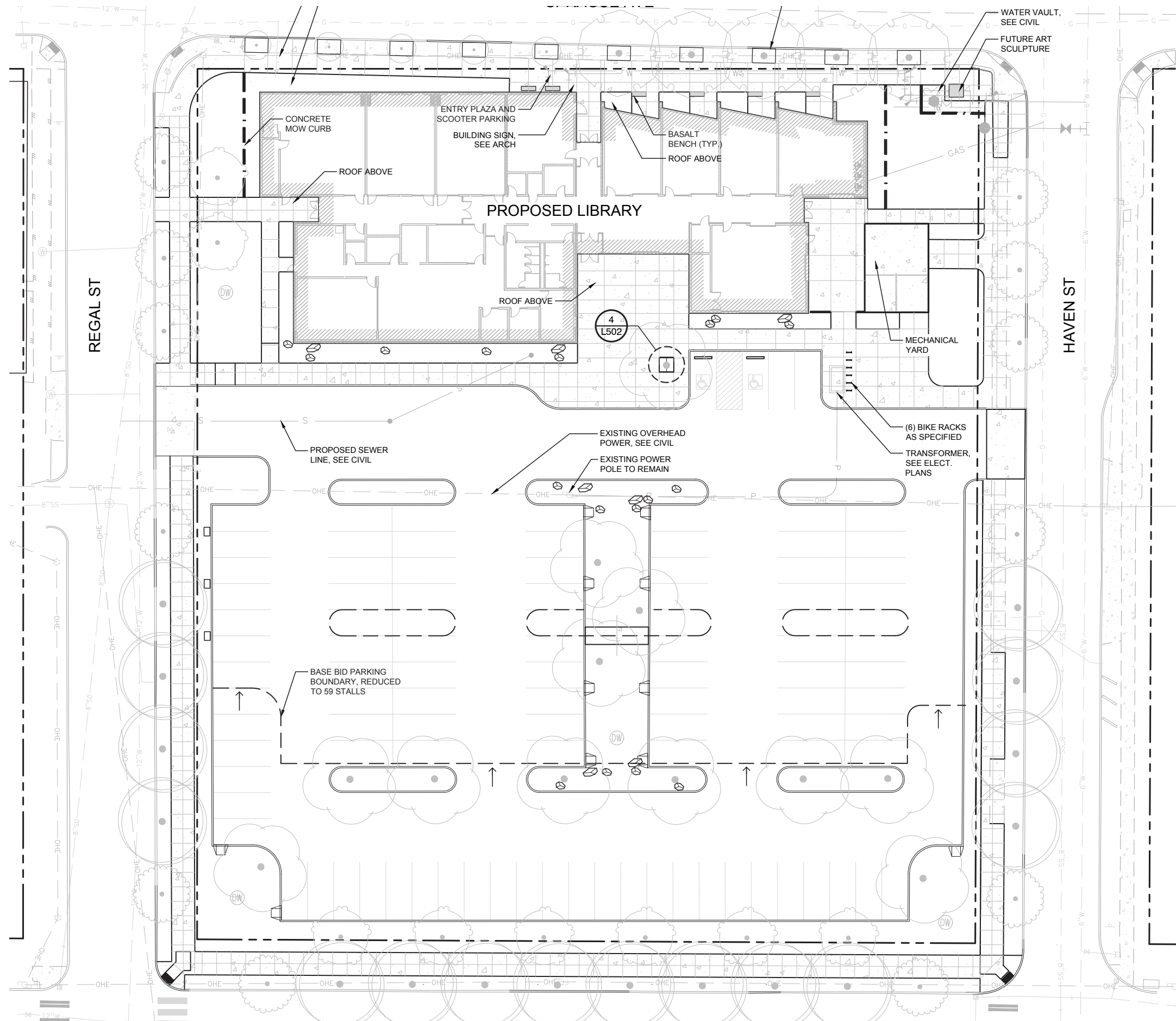


signage at north elevation

signage plan

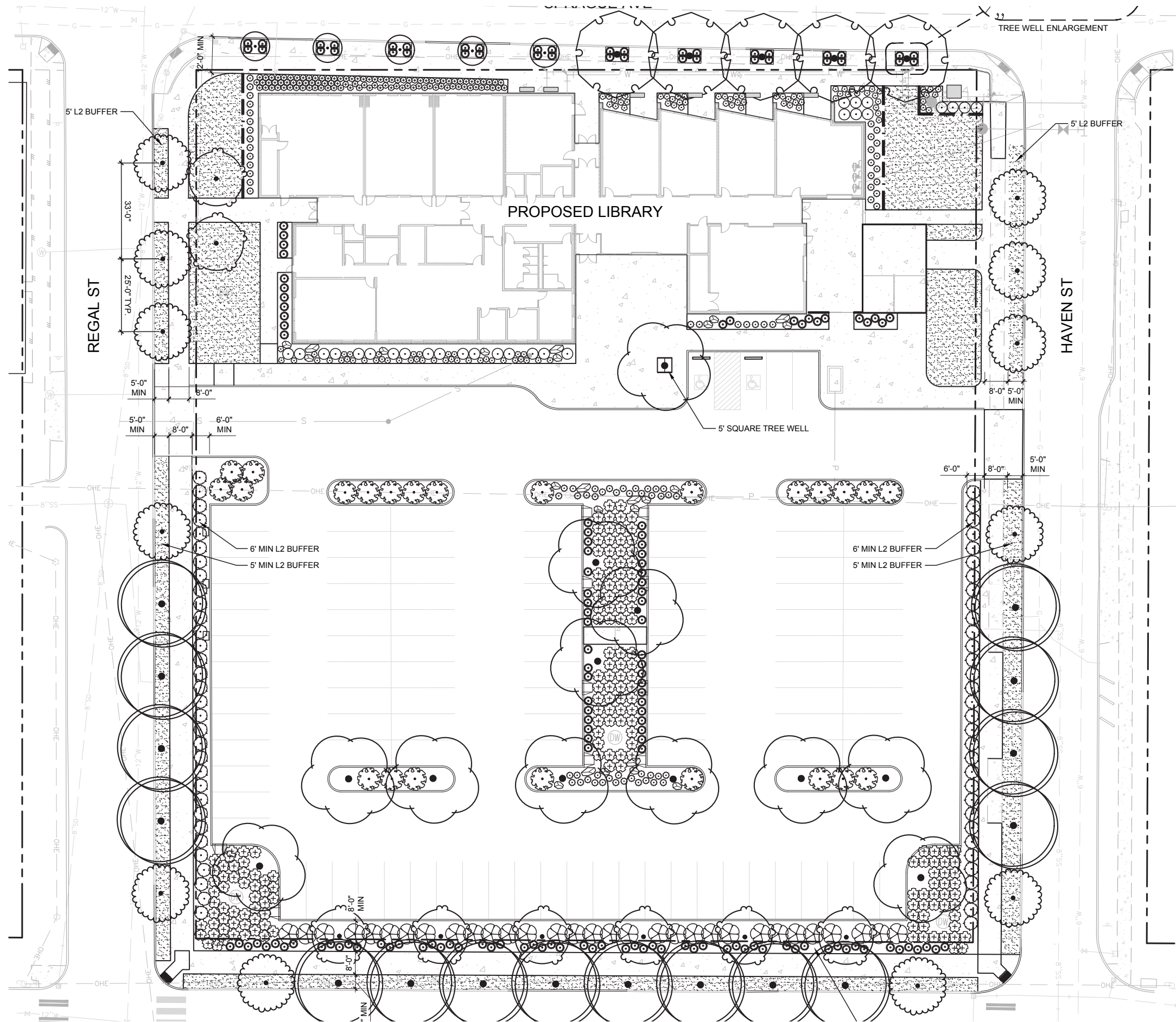
advisory action 1

the applicant shall demonstrate further compliance with pedestrian-centric amenities in the base-zone (CC2-EC) in the step two submittal. (site ancillary elements, on-street parking along sprague avenue)



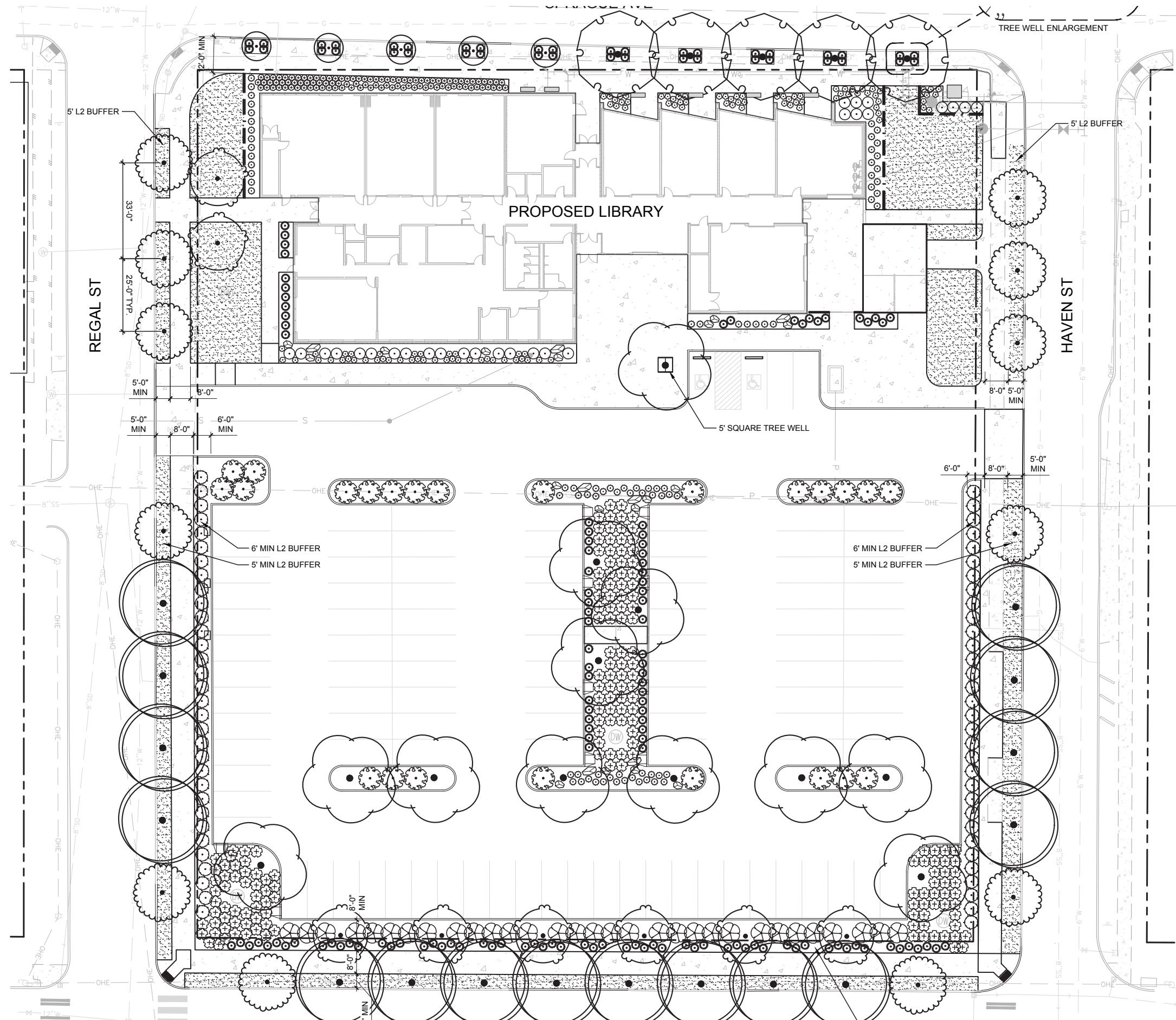
advisory action 2

the board supports the boldness of the design of “the hive” signage along Sprague avenue as a “human scale interactive” architectural element and expression



advisory action 3

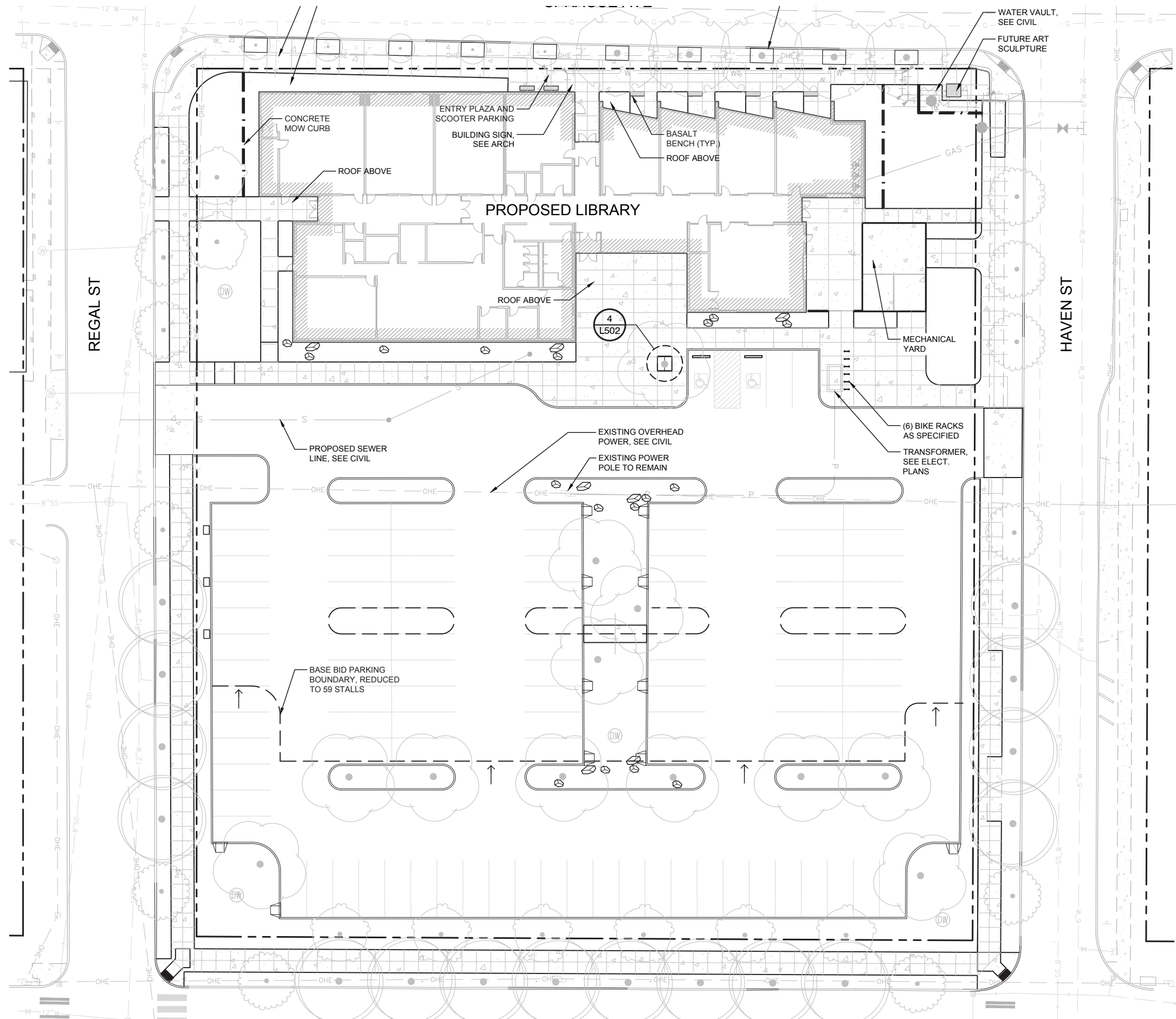
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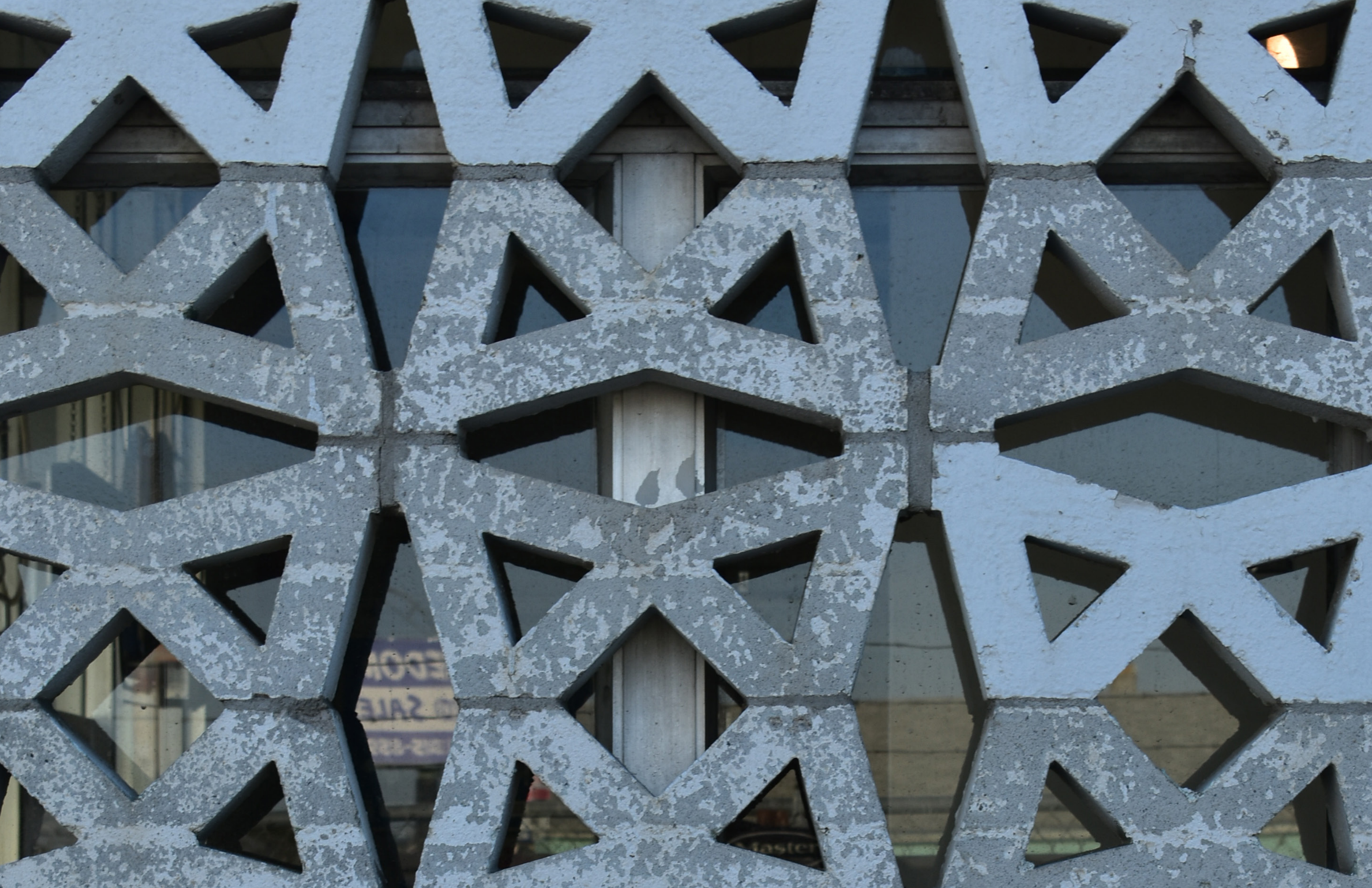


planting plan

advisory action 5

the applicant is encouraged to explore the future alignment of the Children of The Sun Trail and the NSC Placemaking Strategies related to the NSC project, and how it relates to the project







January 7, 2020

Louis Meuler, Planning Director
City of Spokane
Business & Development
808 W Spokane Falls Blvd
Spokane, WA 99201

RE: *Code Departure Request - Parking
The HIVE Project
Spokane Public Library
Integrus Project No. 21855*

Dear Mr. Meuler:

We are requesting a parking code departure for this project. A joint venture between Spokane Public Library and Spokane Public Schools, this exciting project is unique to our area. It is part training facility/conference room, office space for Spokane Public Schools, and part public makerspace. Public portions of the building that can be reserved by members of the community include a training/conference room that can hold up to 182 people, a classroom space that can hold 49 people, and a gallery space that can hold 44 people. These public spaces will be used for citywide teacher continuing education as well as a variety of public engagements.

There are two factors to consider regarding this building's impact on parking. One is that on any given business day, the parking area will have vehicles associated with the office and makerspace components of the project. Secondly, there will be a large influx of vehicles when events in the public spaces occur - which will likely be several times a month.

This project is a nonresidential project in a CC2 zone: Centers and Corridors. Per Spokane municipal code table 17C.230-1, this project is allowed a maximum of 4 parking stalls per 1000 sf of building area. As the building is 13,382sf, per code the project would be limited to a maximum of 56 parking stalls. We are requesting a code departure to allow 101 parking stalls. As a part of this, we recognize that the landscape requirements for the additional spaces would increase by 30%.

The goal of the larger parking lot is to reduce the negative impacts that an influx of vehicles would have on the neighborhood.

Further, the facility may have events where even the additional parking provided is not enough. Rather than asking for an even larger amount of parking to accommodate these rarer situations, we believe the amount shown and requested still meets the intent of this municipal code: to encourage efficient use of space and encourage the use of alternative forms of transportation.

Thank you for your consideration!

Sincerely,

INTEGRUS ARCHITECTURE, P.S.

Cody Dompier, AIA
Project Architect

117 S. Main St., Suite 100
Seattle, WA 98104
206.628.3137 | office
206.628.3138 | fax

10 S. Cedar Street
Spokane, WA 99201
PO Box 1482 (99210)
509.838.8681 | office
509.838.2194 | fax

Berberich, Taylor

From: Palmquist, Tami
Sent: Wednesday, January 8, 2020 3:51 PM
To: Gunderson, Dean; Meuler, Louis
Cc: Berberich, Taylor
Subject: RE: HIVE Code Departure Request - Parking

Dean and Louis,

I have asked Cody to rework this letter. It does not include enough justification to suffice for how we have been reviewing parking exceptions. This request is for double the maximum allowed parking. At this point there is not enough to approve such a departure.

Tami Palmquist, AICP, CFM | Principal Planner
direct 509.625.6157 | planning line 509.625.6188 | main 509.625.6300

From: Gunderson, Dean <dgunderson@spokanecity.org>
Sent: Wednesday, January 8, 2020 3:48 PM
To: Meuler, Louis <lmeuler@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>
Cc: Cody Dompier <cdompier@integrusarch.com>; Berberich, Taylor <tberberich@spokanecity.org>
Subject: RE: HIVE Code Departure Request - Parking

Louis,

Here's the formal request for an exemption from the upper parking limit for The Hive project.

Here's the link to the Design Review folder containing the Conceptual Site Plan and Planting Plan for the project:

H:\Planning\Projects-Current\Urban Design Program\Design Review Board\Projects\2019 Projects\1934_1913_RM_The Hive Branch Library\Applicant's Submittal

Tami will need to calculate what the base landscape square footage would be, and whether the proposed Conceptual Planting Plan is 30% above that amount to qualify for the exemption consideration.

Dean

From: Cody Dompier <cdompier@integrusarch.com>
Sent: Wednesday, January 8, 2020 3:14 PM
To: Palmquist, Tami <tpalmquist@spokanecity.org>
Cc: Gunderson, Dean <dgunderson@spokanecity.org>
Subject: HIVE Code Departure Request - Parking

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Tami-

Please see the HIVE Code Departure request for parking, attached.

Thank you!
Cody

Cody Dompier, AIA
Architect
cdompier@integrusarch.com



Integrus Architecture
10 S. Cedar
Spokane, WA 99201
509.838.8681 | office

integrusarch.com

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The Hive Branch Library

1 - Program Review/Collaborative Workshop

Design Review Staff Report

August 2, 2019



Staff:

Taylor Berberich
Urban Designer
(509) 625-6193
tberberich@spokanecity.org

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

Neighborhood & Planning Services Department

Applicant:

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

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

CC: Heather Trautman, Planning Director
Tami Palmquist, Development Services

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, Development Services, and the chair of the East Central Neighborhood Council.

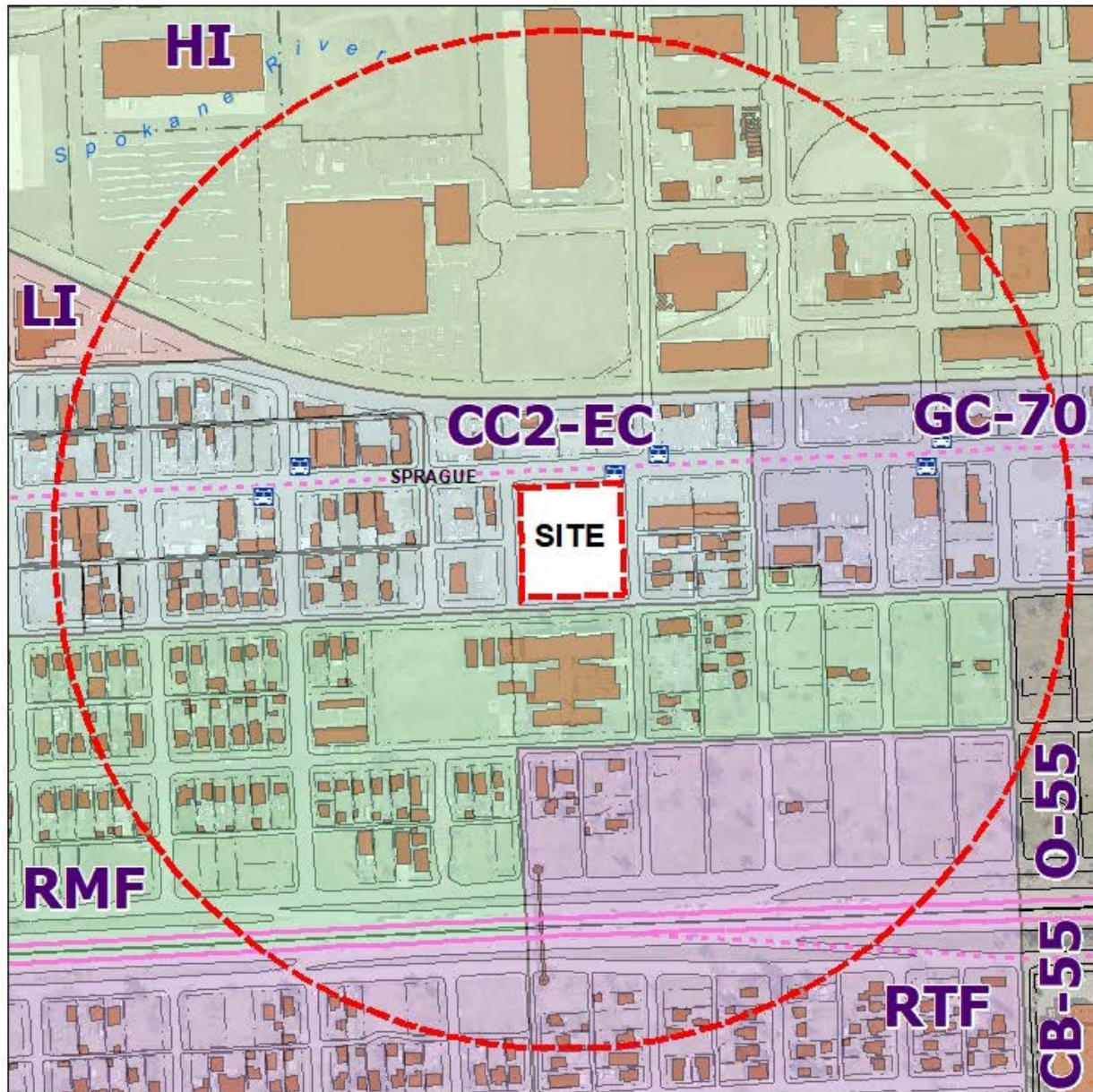
Project Description

Please see applicant's submittal information.

Location & Context

The site is located at 2904 E Sprague Avenue in the East Central Neighborhood. It is bounded by Regal Street to the west, Haven Street to the east, and 1st Avenue to the south. It consists of eight lots owned by Spokane School District #81: Parcel # 35222.0801, Parcel # 35222.0802, Parcel # 35222.0803, Parcel # 35222.0804, Parcel # 35222.0805, Parcel # 35222.0806, Parcel # 35222.0807, and Parcel # 35222.0808. The 90 STA bus route runs on a 15-minute loop along Sprague, and has a stop on the northeast corner of the site. The Libby Center is south of the site, across 1st Avenue.

There is a "Special Setback" that appears along the southernmost 15 feet of the property on the City of Spokane GIS map. Development Services has identified this as a remnant from previous zoning ordinances, and can be disregarded for the purposes of this project.



1/4 MILE RADIUS - THE HIVE BRANCH LIBRARY

LEGEND

City Zoning

Description

	Center and Corridor Type 2
	General Commercial
	Heavy Industrial
	Light Industrial
	Residential Multifamily
	Residential Two-Family

	Historic Property
	STA Bus Stop
	STA Bus Route
	City Park
	Parcel
	Building



Character Assets

The site is vacant and relatively flat with an overhead power line running east/west. On-street parking is available on 1st Street, with a paved parking lot in the southwest corner. There is no vegetation present. Across Regal Street to the west is a fenced area for vehicular storage, and the properties to the north (across Sprague) are commercial-car sales or maintenance businesses. The Libby Center sits to the south behind a row of established deciduous trees. The properties east of the site are divided by an alley; a vehicular-oriented Commercial Retail use is located north of the alley, while an auto repair facility and two residences are located south of the alley. Sprague Avenue is classified as a Major Arterial and a Trailer Truck Route. The Remainder of the surrounding thoroughfares (Regal Street, Haven Street, and 1st Avenue) are classified as "Local Access Streets."



CONTEXT - THE HIVE BRANCH LIBRARY

LEGEND

- ★ Historic Property
- Tree Inventory
- 🚌 STA Bus Stop
- STA Bus Route
- City Park
- ▭ Parcel
- Building



0 62.5 125 250 Feet

Regulatory Analysis

Zoning Code Requirements

The site is in the Centers and Corridors zone, Type 2 (Pedestrian Enhanced/Auto Accommodating) with an Employment Center overlay. The applicant will be expected to meet zoning code requirements. Applicants should contact Development Services 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.

A copy of the project's Pre-Development Report is attached at the end of this staff report.

Design Standards for Centers and Corridors

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.122.060 Design Guidelines Implementation:

The design standards found in SMC [17C.122.060](#), Design Guidelines Administration. All projects must address the pertinent design standards and guidelines. As stated in the Centers and Corridors Design Standards, "Some of the guidelines contained in this document use the word 'shall' while others use the word 'should'. Regardless of which term is used, each guideline must be addressed by an applicant. The City will expect to see how the design of a project has responded to every one of the guidelines. The "shall" statements, with such wording, are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. All projects must include these elements as described. However, guidelines that use the word "should" are meant to be applied, but with some flexibility." An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

- **Building Along Street:** (requirement) to ensure that at least some part of the development of a site contributes to the liveliness of sidewalks along the street.
- **Buildings Along Intersection Corners:** (requirement) To utilize building placement and massing along intersection corners to create an environment that frames the public realm and creates an urban street edge and contributes to the liveliness of sidewalks.
- **Sidewalk Encroachments:** to ensure that there is a minimum clear, unobstructed walking route along sidewalks.
- **Lighting:** to ensure that site lighting contributes to the character of the site and does not disturb adjacent development.
- **Screening and Noise Control of Service Areas:** to reduce the impact of service, loading, and trash storage areas.
- **Ancillary Site Elements:** to make site elements compatible with each other.
- **Cur Cut Limitations:** to provide safe, convenient vehicular access without diminishing pedestrian safety.
- **Pedestrian Connections in Parking Lots:** to create a network of safe and attractive linkages for pedestrians.
- **Treatment of Blank Walls:** to ensure that buildings do not display blank, unattractive walls to the adjacent street or residential areas.
- **Façade Transparency:** to provide visual connection between activities inside and outside the building.
- **Massing:** (requirement) to reduce the apparent bulk of the buildings by providing a sense of "base" and "top" and provide buildings that frame and define the street and contributes to the quality of the public realm and pedestrian experience.
- **Roof Form:** (requirement) to ensure that roof lines present a distinct profile and appearance for the building and express the neighborhood character.
- **Pedestrian Oriented Signs:** to ensure that signs are interactive with people on foot.

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.*

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

3.4 Planning For Centers And Corridors: Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES: *Goal: Ensure the provision and distribution of adequate, public lands and facilities throughout the city.*

6.1 Advance Siting

Identify, in advance of development, sites for parks, open space, wildlife habitat, police stations, fire stations, major stormwater facilities, schools, and other lands useful for public purposes.

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

TR 5 Active Transportation

Identify high-priority active transportation projects to carry on completion/upgrades to the active transportation network.

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 15 Activation

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

East Central Neighborhood Plan

[Neighborhood Plan Link](#)

Environment: Action Items

2. Protect East Central's urban forests and natural habitat.
3. Encourage sustainable development through the use of green building materials and design, community conservation and recycling.

Transportation: Action Items

1. When the North Spokane Corridor expansion happens there should be a maximum effort to mitigate the negative effects.

Other: The historic trolley line runs down Sprague, across the north boundary of The Hive site. The site is also near the "Gateway to the Valley" noted on the transportation map on page 15 of the neighborhood plan.

Capital Facilities/Parks and Utilities: Action Items

6. Create a system of pocket/ exercise parks along the proposed North Spokane Corridor and bike trail.

Capital Facilities/Parks and Utilities: NSC and Children of the Sun Trail

The North Spokane Corridor (NSC) project through WSDOT has set aside funding to improve the Children of the Sun Trail. The plans show both Haven and Regal Street as important connector streets for the trail's potential alignment. Both streets provide easy access to an existing overhead pedestrian bridge spanning I-90, this bridge will be reconstructed as part of the NSC project and its location may shift to accommodate the Children of the Sun Trail.

Topics for Discussion

To address the Design Standards for Centers and Corridors, the Spokane Municipal Code, Comprehensive Plan Policies, and the East Central Neighborhood Plan Action Items listed in the staff report, staff would offer the following for topics for discussion:

Neighborhood

1. The building is located along Sprague Avenue, an east\west Major Arterial and Truck Route. Is there an opportunity to provide safe pedestrian crossing(s) to The Hive, particularly from the existing bus stop located at the NEC of the intersection of Sprague Avenue and Haven Street?
Please see the City of Spokane Comprehensive Plan: 1.12 Public Facilities and Services, 3.4 Planning For Centers And Corridors, TR GOAL C: Accommodate Access to Daily Needs and Priority Destinations, TR GOAL F: Enhance Public Health & Safety, TR 7 Neighborhood Access, and TR 14 Traffic Calming.
2. Is there an opportunity to accommodate the proposed changes to the NSC corridor?
3. Is there an opportunity to further improve the pedestrian experience along Sprague, in accordance with the *Buildings Along Intersection Corners* requirement? The current site configuration implies that the Children of the Sun Trail would run along the Haven Street frontage, with the proposed Outdoor Plaza serving as a type of placemaking element, this should be coordinated with the neighborhood, WSDOT, and the agency's consultant.

Please see SMC 17C.122.060 Building along Street, SMC 17C.122.060 Building along Intersection Corners, 17C.122.060 Sidewalk Encroachments, 17C.122.060 Streetscape Elements, and 17C.122.060 Maximum Setback.

Please see City of Spokane Comprehensive Plan: TR 15 Activation.

Please see the East Central Neighborhood Plan Action Item 1 for Urban Design/Historic Resources: Pursue façade improvements and streetscaping in the designated and future centers and corridor to help foster business development.

Site

4. The site plan proposes 132 parking stalls, which is in excess of the maximum ratio identified in the Centers and Corridors zone per SMC Table 17C.230-1. To exceed the maximum ratio for parking the applicant will need to request authorization from the Planning Director per SMC 17C.230.130(C). The parking lot landscaping standards set in SMC 17C.200.040(E) significantly affect the project as well. How might all such considerations, including the possible alignment for the Children of the Sun Trail that will be constructed as part of the NSC project, impact the parking lot configuration?
5. The site is directly adjacent to the Libby Center, another learning facility. Is there an opportunity to provide safe pedestrian crossings from the Libby Center and through the parking lot of The Hive's main entrance? How might this proximity impact the possible Design Departure for *Buildings Along Street* design standard?

Please see SMC 17C.122.060 Pedestrian Crossings in Parking Lots, SMC 17C.122.060 Buildings Along Street.

Please see the City of Spokane Comprehensive Plan: 1.12 Public Facilities and Services, 3.4 Planning For Centers And Corridors, TR GOAL C: Accommodate Access to Daily Needs and Priority Destinations, TR GOAL F: Enhance Public Health & Safety, TR 7 Neighborhood Access, and TR 14 Traffic Calming.

6. Is there an opportunity for the site to incorporate micro-mobility storage options, such as bike and scooter racks, in accordance with TR 1-Transportation Network for All Users?

Please see City of Spokane Comprehensive Plan: TR 1 Transportation Network for All Users.

Building

7. Is there an opportunity for the building to more fully comply with the roof design standards 17C.122.060 Massing and 17C.122.060 Roof Form, specifically the provision to include "human scale interaction"?

Note: The graphics and text on the facility appear to meet the UDC definition of "sign" and will likely be required to meet the signage criteria listed in SMC 17C.240. This definition includes any material or light projection that conveys a message or image and is used to inform or attract the attention of the public (and is not based on the content of the message or image).

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 Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
East Central Neighborhood Plan

The Hive Branch Library

1 - Program Review/Collaborative Workshop

August 19, 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 :
 Cody Dompier,
 Integrus Architecture

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

Based on review of the materials submitted by the applicant and discussion during the August 19, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The applicant shall demonstrate further compliance with pedestrian-centric amenities in the base-zone (CC2-EC) in the step two submittal. (site ancillary elements, on-street parking along Sprague Avenue)

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 Public Facilities and Services, LU 3.4 Planning For Centers And Corridors, TR 14 Traffic Calming, TR 15 Activation, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and N 2.1 Neighborhood Quality of Life.

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors: Building Along Street (R), Buildings Along Intersection Corners (R), Ancillary Site Elements, and Pedestrian Oriented Signs.

2. The board supports the boldness of the design of “The Hive” signage along Sprague Avenue as a “human-scale interactive” architectural element and expression.

Please see the following Comprehensive Plan Goals and Policies:

DP 1.2 New Development in Established Neighborhoods, DP 1.4 Gateway Identification, DP 2.12 Infill Development, DP 2.3, DP 2.4, DP 2.5 Character of the Public Realm, and N 2.5 Neighborhood Arts.

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors

Staff Note: Staff offers the clarification that when the DRB used the term “signage” in this Advisory Action it was not doing so using the UDC definition of a sign – rather, the DRB considers the large proposed textual mural on the Sprague Avenue frontage as an art piece that contributes to the architectural character of the project’s design.

3. The applicant shall return with a more fully developed site/landscape plan that demonstrates innovative, sustainable landscape design that compliments the building’s program and architectural expressions.

Please see the following Comprehensive Plan Goals and Policies:

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors: Façade Treatment, Prominent Entrances, and Materials, Street Facing Entrances, and Sign Design: Integration with Architecture, Creative Graphic Design, and Unique Landmark Signs.

- 4. The applicant is encouraged to coordinate with Spokane Transit Authority and the City of Spokane Streets Department to ensure safe crossings are established along and across Sprague Avenue.**

Please see the following Comprehensive Plan Goals and Policies: LU 3.4 Planning For Centers And Corridors, 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, and TR 14 Traffic Calming.

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors: Streetscape Elements.

- 5. The applicant is encouraged to explore the future alignment of the Children of the Sun Trail and the NSC Placemaking Strategies related to the NSC project, and how it relates to the project.**

Please see the following Comprehensive Plan Goals and Policies: LU 1 CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, 3.4 Planning For Centers And Corridors, TR 7 Neighborhood Access, and TR 15 Activation.

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.

Liberty Park Branch Library

2 – RECOMMENDATION MEETING

Design Review Staff Report

January 17, 2020


Staff:

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

Applicants:

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

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

Background

The Design Review Board Collaborative Workshops were held on July 24, 2019.

The following materials are supplemental to this report:

- *Design Review Staff Report | Program Review/Collaborative Workshop, July 19, 2019;*
- *Design Review Board | Collaborative Workshop Advisory Actions, July 24, 2019;*

**Click inside the blue box to be taken to the document*

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 July 24, 2019 as follows (the applicant's responses are noted in *blue italics*, any further staff comments are noted in *green italics*):

1. The applicant shall provide a more detailed landscape plan that includes the agreed-to tree replacement scheme, and addresses the views of the parking lot, surrounding park, and the street to the north, and incorporates the new library landscaping with the existing park landscaping.
 - a. *Addressing views identified and incorporating new library landscaping, our new landscape plan is an evolution of the design that considers the comments we heard in the collaborative workshop*
 - b. *Added new trees to south of project to buffer parking lot*
 - c. *Building moved to the south to protect trees along 4th avenue*
 - d. *East/west connector pathway will some day connect to paths in the master plan of the park. Pavers match the future park design.*

Further Staff Comment: the board should note that the urban forester has stated that street trees shall be provided along both street frontages (Pittsburg Street and 4th Avenue).

2. The applicant shall address the transition the building's east elevation to the adjacent neighborhood.
 - a. *See updated site plan and elevations provided.*
 - b. *The equipment yard is clad in the same material as the building – to provide a consistent, attractive extension to the building.*
 - c. *We are buffering the equipment yard with more plantings in this area.*
 - d. *Street trees along Pittsburg break down the views from the neighbors*

3. The applicant should consider Liberty Park's location as a hub for all the regional trail systems (Ben Burr, Centennial, and Children of the Sun) to gain a more comprehensive understanding of how the trails' proximity may impact the library's location within the park.
 - a. *The building is located at a prime location within the park.*
 - b. *Close to the neighbors to the east, located at one of the park's high points, and well placed for trail access.*
 - c. *The graphic provided shows the multitude of trails and traffic patterns related to these trails.*
4. The applicant shall further consider the internal connectivity from all access points on the site to the library entrance.
 - a. *See graphic provided.*
 - b. *The building entrance is ideally located.*

Further Staff Comment: Does the board have any recommendations for the action approving authority regarding accommodations for pedestrian connectivity and safety along 4th Avenue and Pittsburg Street (projected increases in pedestrian activity)?

Does the board have any advice to provide regarding the divergent accessible entrance route?
5. The applicant shall provide details as to the micro-mobility accommodations on the site.
 - a. *Bicycle and scooter parking is identified on the site plan provided.*
6. The applicant shall provide a graphic portraying views of the roof from the basalt cliffs.
 - a. *See graphics provided.*

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

DRB RESPONSE

Liberty Park Library | Spokane Public Library
Integrus Architecture / 10 S. Cedar
December 1, 2019

Project Update

For the most part, the building has retained most of its original design. Many of the major changes focus on the landscape and hardscape, which (the board noted) needed further refinement. Here's a highlight those major changes:

1. The hardscape at the entry sequence has gone through some design refinement.
 - a. The ADA ramp to the building is simplified
 - b. The major east/west connector is paved in brick to match the master-planned park extension. When the park eventually builds new paths to this connector, it will match.
 - c. Basalt benches were added to key locations along the entry sequence, which tie in to the basalt cliffs of the park
 - d. A bike rack and space for micromobility is now provided
2. The building moved to the south to respect the existing trees that will be protected and remain along 4th avenue.
 - a. Several existing trees will remain, and the tree protection plan shows this
3. The landscape has been refined as well.
 - a. Fescue meadow grasses surround the library, giving it a native / natural grasses feel.
4. Boulders and Shrubs are strategically placed to hug the building and entry sequence
 - a. Note the update at the equipment yard along the east side of the building. This will help to break down the equipment yard to feel inviting and well-landscaped.
5. The eastern face of the building now has street trees, shrubs, boulders to help break up the equipment yard – which was identified by the board as a portion of the exterior that needed refinement.

Response to Advisory Actions

1. The applicant shall provide a more detailed landscape plan that includes the agreed-to tree replacement scheme, and addresses the views of the parking lot, surrounding park, and the street to the north, and incorporates the new library landscaping with the existing park landscaping.
 - a. Addressing views identified and incorporating new library landscaping, our new landscape plan is an evolution of the design that considers the comments we heard in the collaborative workshop
 - b. Added new trees to south of project to buffer parking lot
 - c. Building moved to the south to protect trees along 4th avenue
 - d. East/west connector pathway will some day connect to paths in the master plan of the park. Pavers match the future park design.
2. The applicant shall address the transition the building's east elevation to the adjacent neighborhood.

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Seattle, WA 98104
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206.628.3138 | fax

10 S. Cedar Street
Spokane, WA 99201
PO Box 1482 (99210)
509.838.8681 | office
509.838.2194 | fax

- a. See updated site plan and elevations provided.
 - b. The equipment yard is clad in the same material as the building – to provide a consistent, attractive extension to the building.
 - c. We are buffering the equipment yard with more plantings in this area.
 - d. Street trees along Pittsburg break down the views from the neighbors
3. The applicant should consider Liberty Park's location as a hub for all the regional trail systems (Ben Burr, Centennial, and Children of the Sun) to gain a more comprehensive understanding of how the trails' proximity may impact the library's location within the park.
 - a. The building is located at a prime location within the park.
 - b. Close to the neighbors to the east, located at one of the park's high points, and well placed for trail access.
 - c. The graphic provided shows the multitude of trails and traffic patterns related to these trails.
4. The applicant shall further consider the internal connectivity from all access points on the site to the library entrance.
 - a. See graphic provided.
 - b. The building entrance is ideally located.
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 - a. Bicycle and scooter parking is identified on the site plan provided.
6. The applicant shall provide a graphic portraying views of the roof from the basalt cliffs.
 - a. See graphics provided.

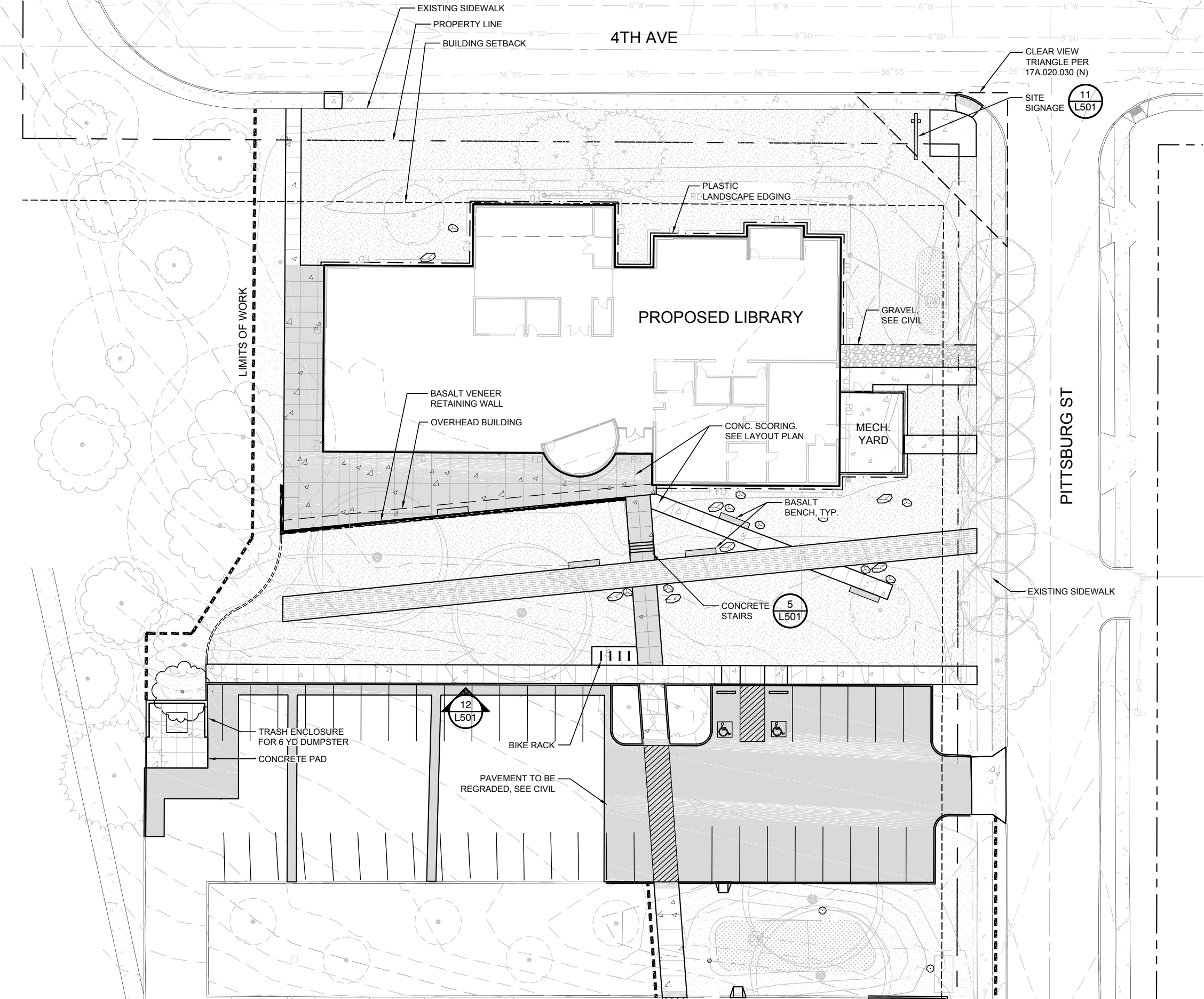
LIBERTY PARK LIBRARY SPOKANE PUBLIC LIBRARY

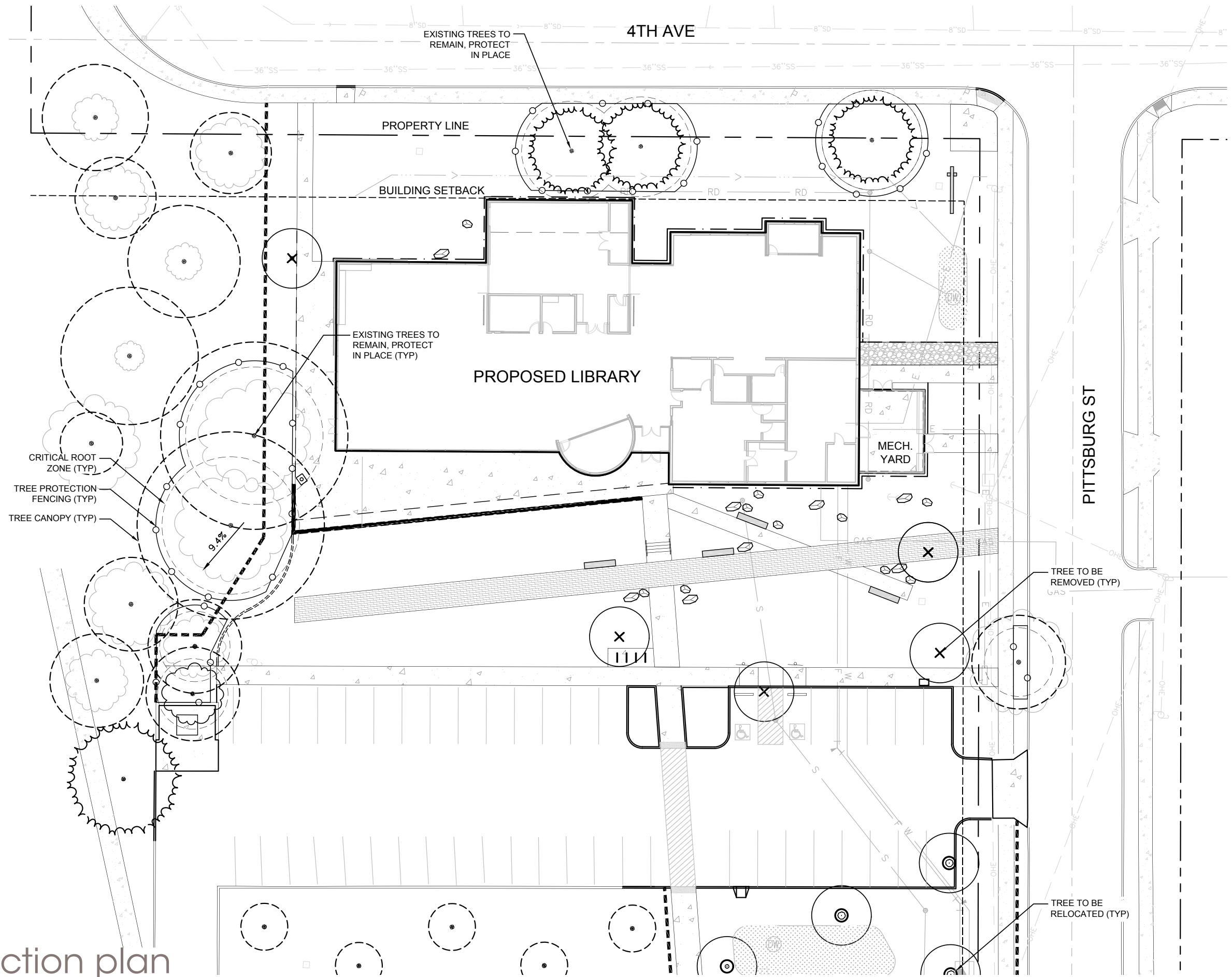
DESIGN REVIEW BOARD
RECOMMENDATION MEETING



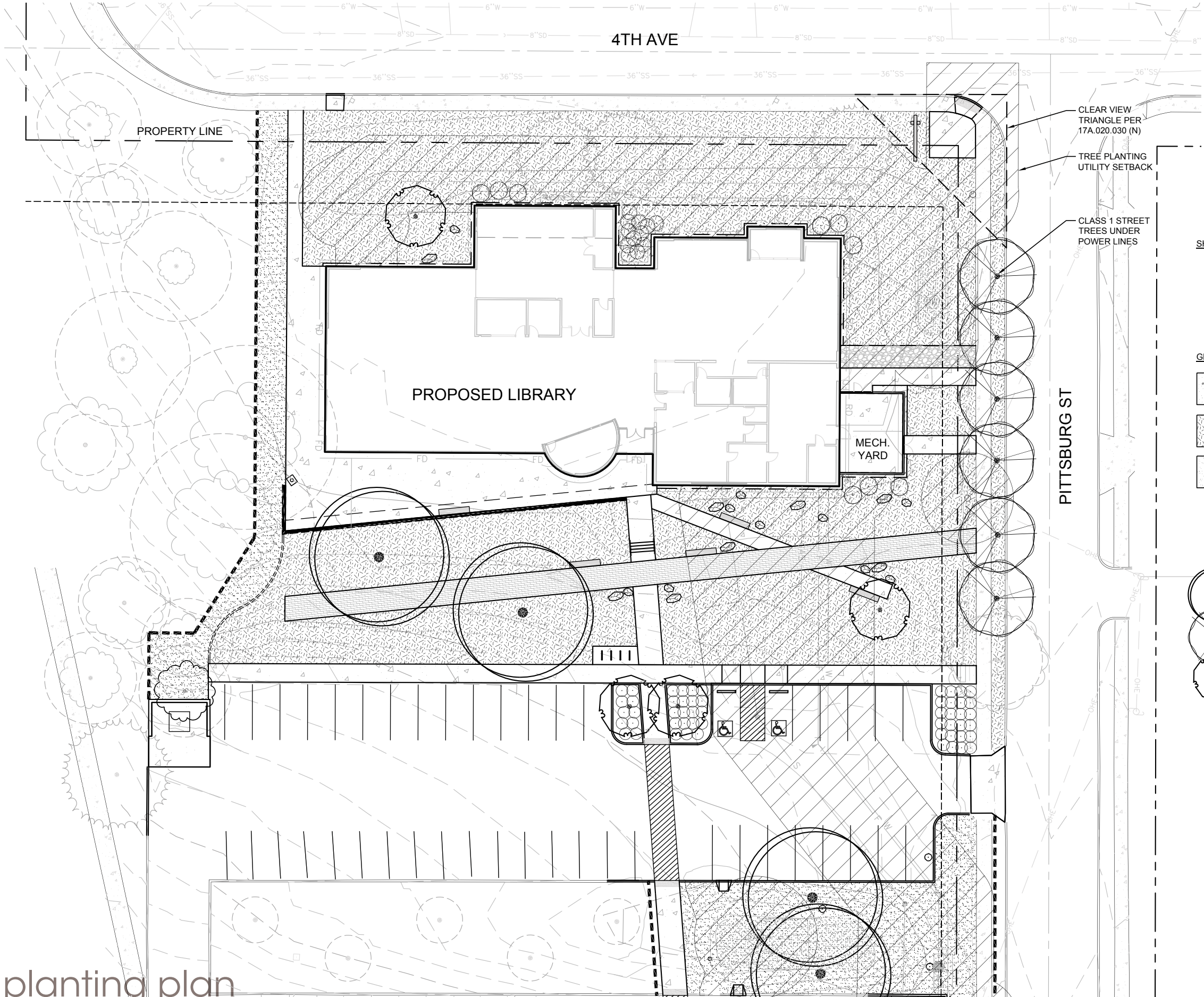
site design



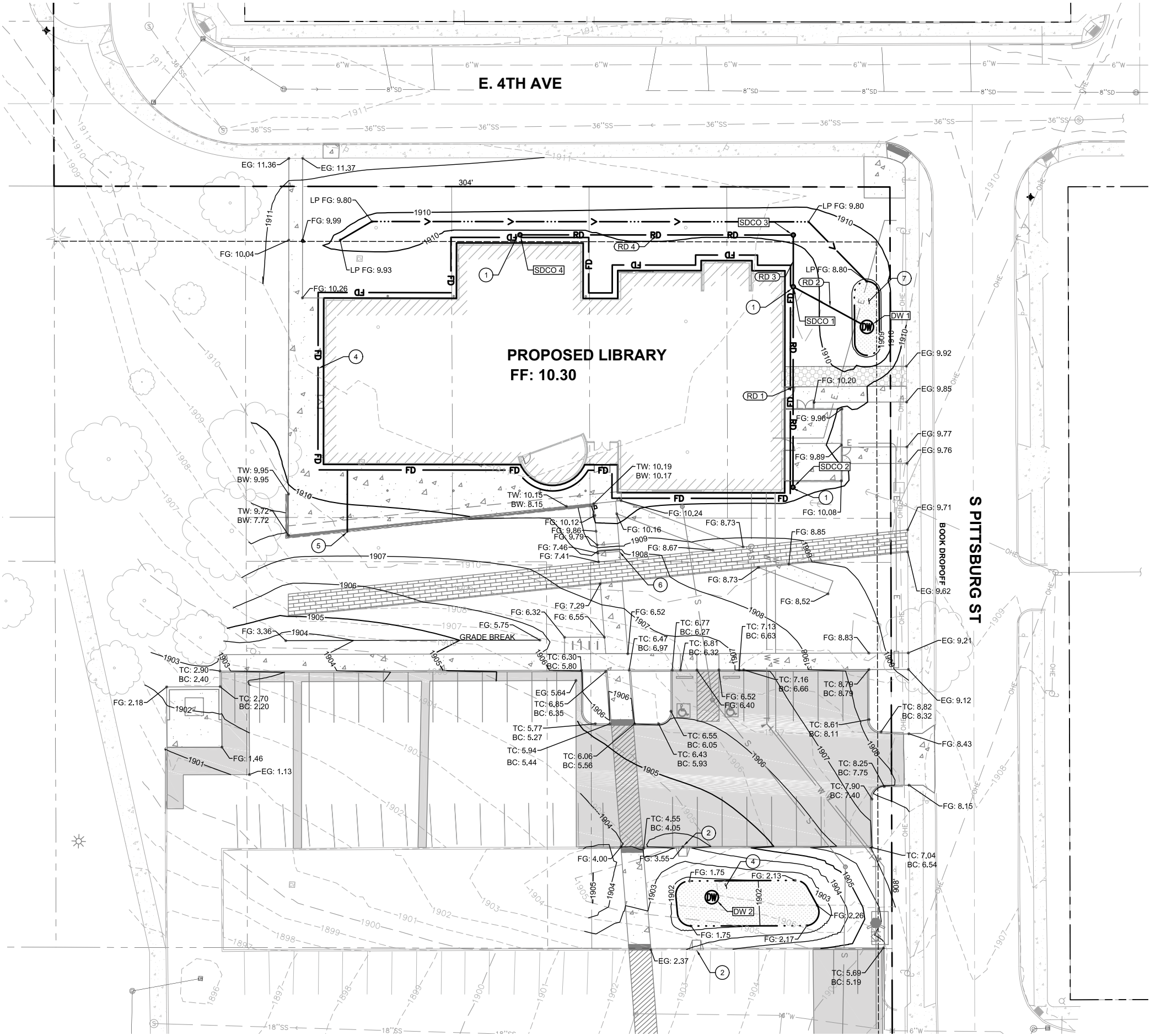




tree protection plan



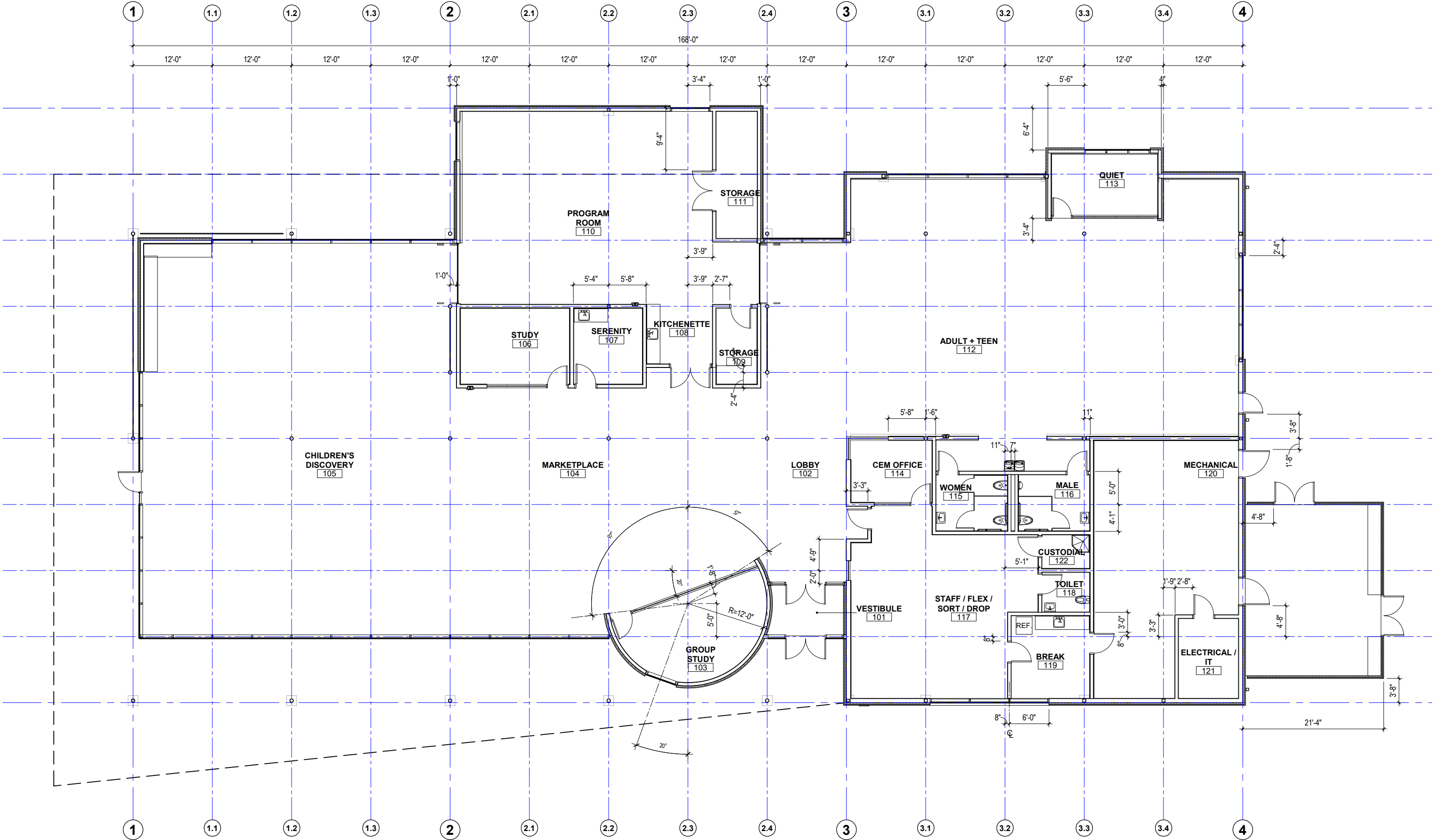
planting plan



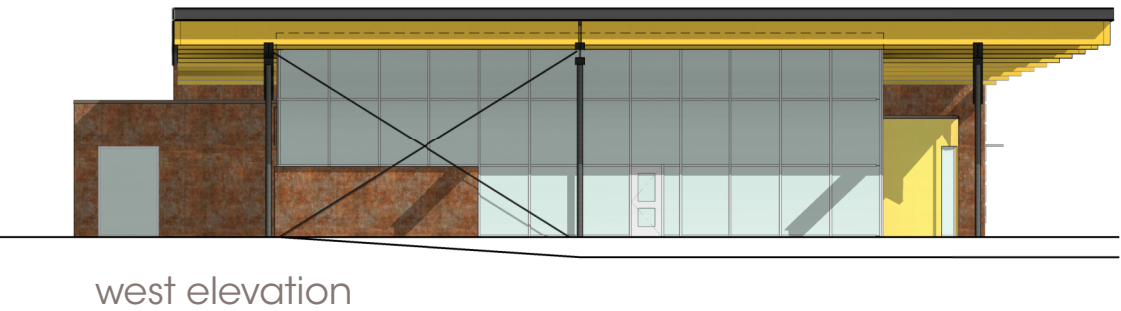
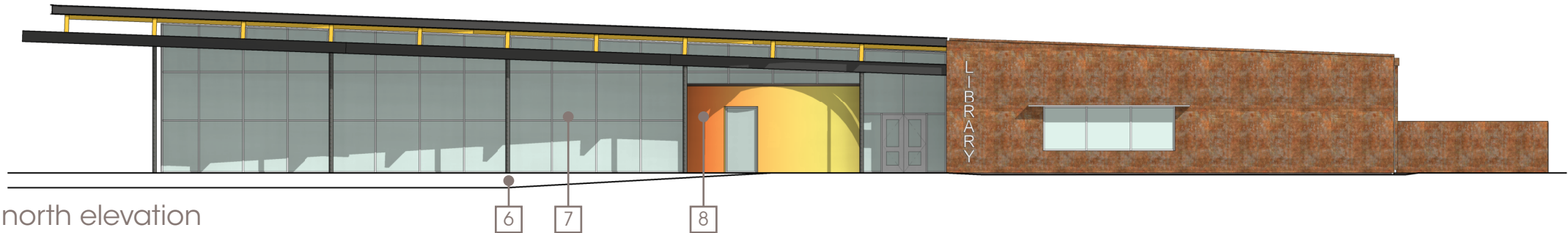
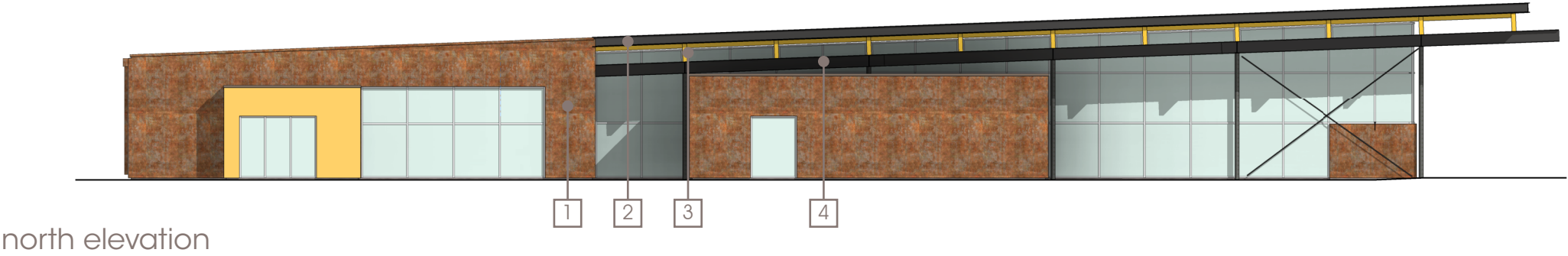
grading plan

building
design





floor plan



1 weathering steel (corten) metal panel
A naturally weathering material, the corten will blend with the natural tones of the park

2 hot rolled steel c-channel

3 glulam beam
natural wood materials - northwest style

4 hot rolled steel beam

5 grey TPO roof

6 basalt plinth
ties into original materials of the park from the original olmstead brothers design

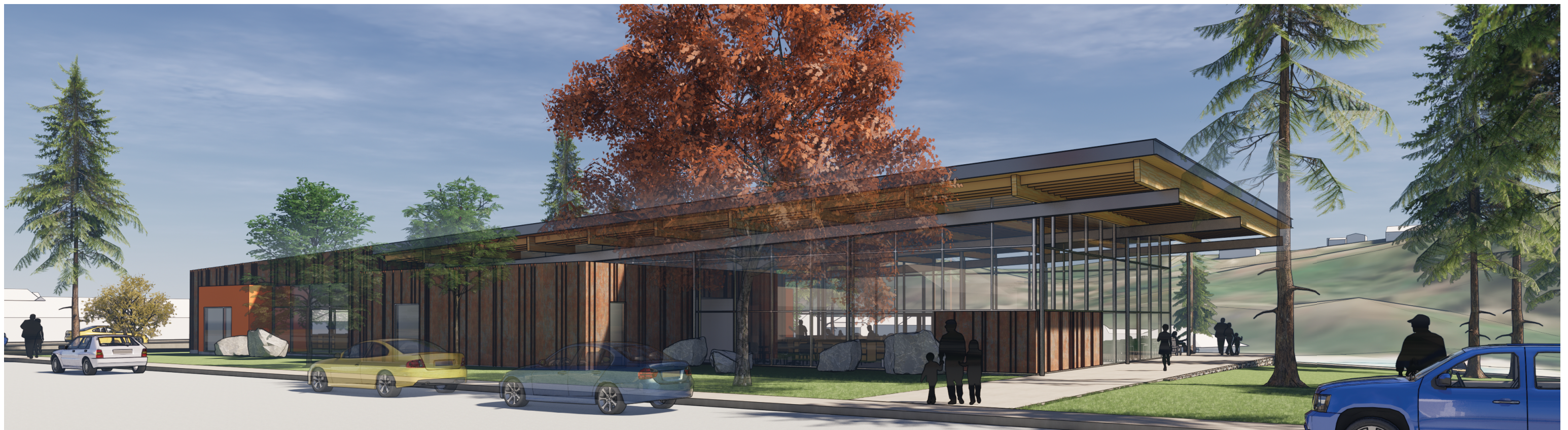
7 exterior glazing



8 terra cotta painted metal panel
modern steel, bold color to define entry



southwest corner



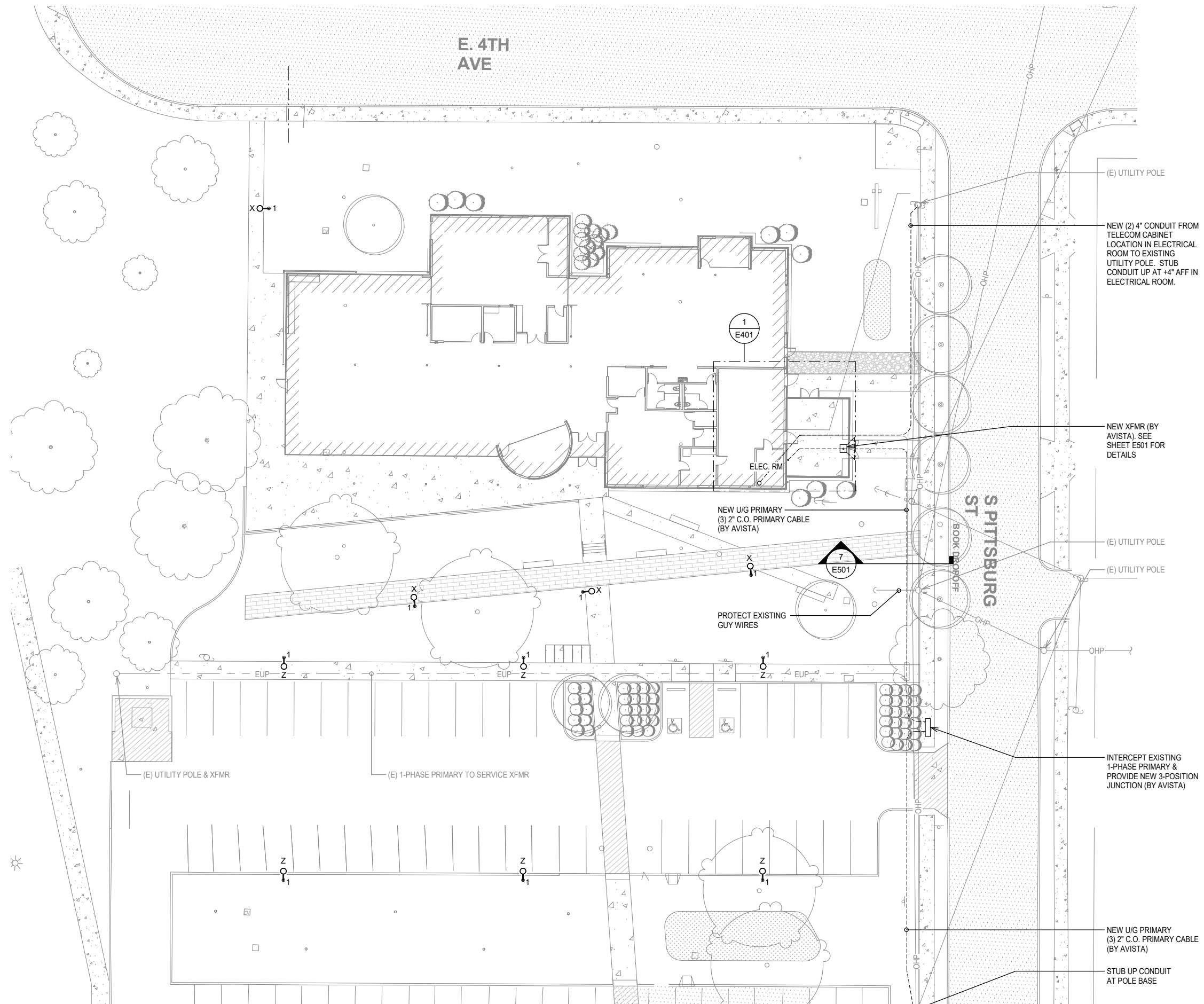
northwest corner

exterior perspectives

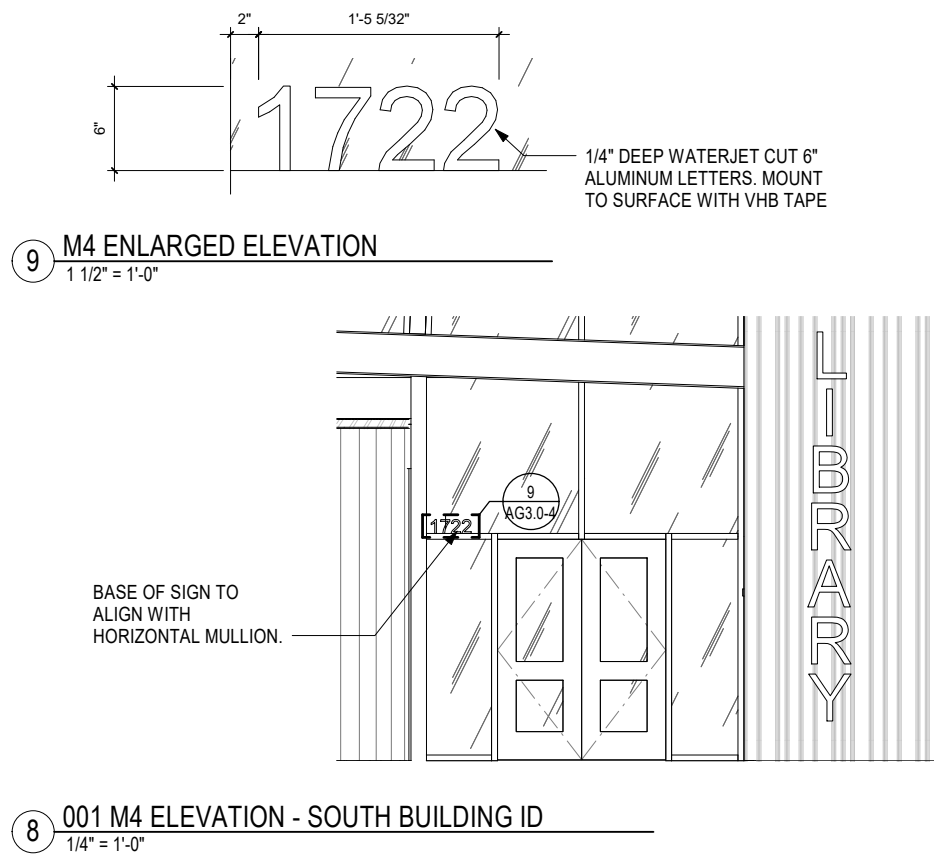


15'-0" pedestrian scale
square steel pole lighting

25'-0" parking / site square
steel pole lighting



lighting plan



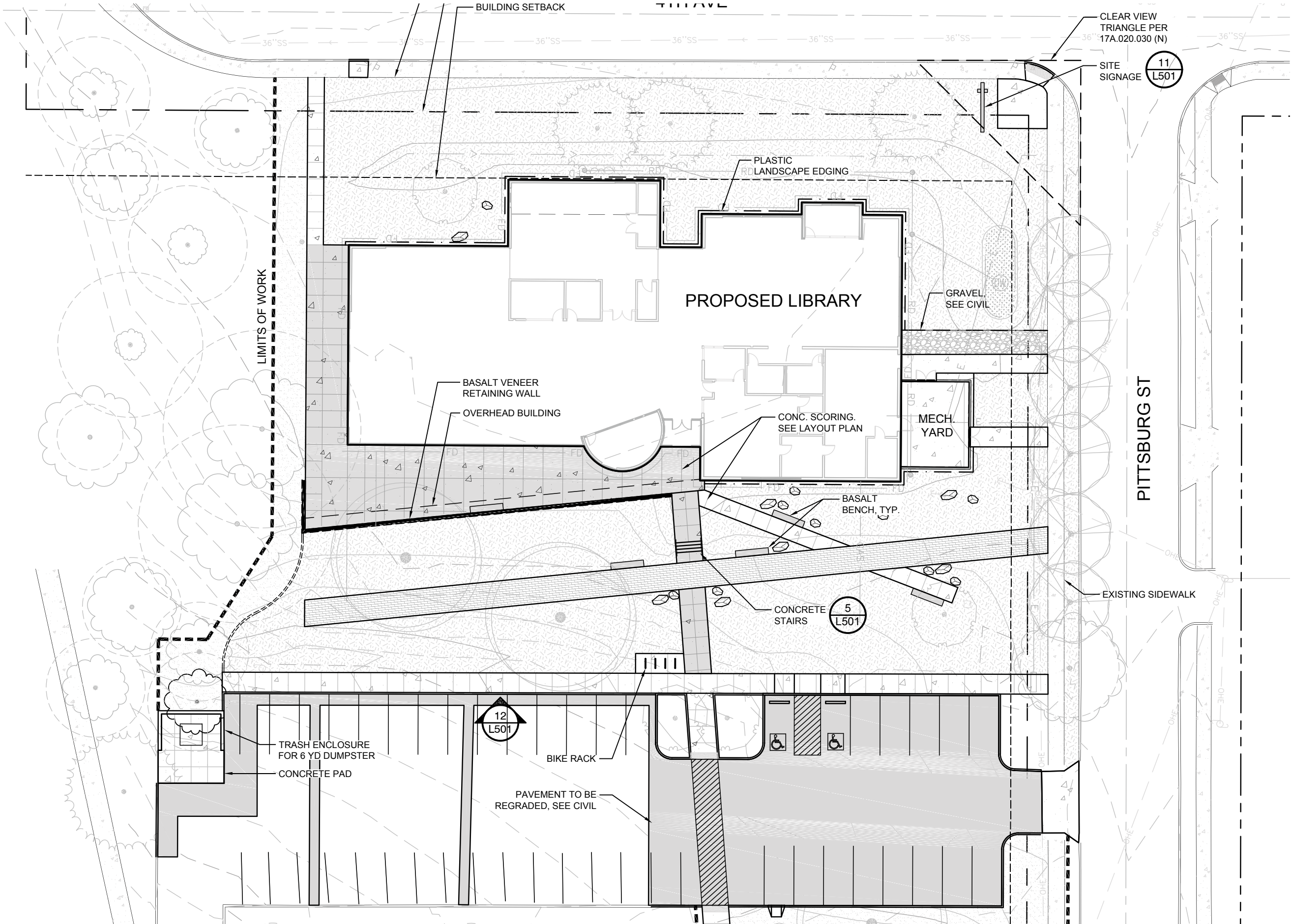
entry + address
-simple, minimal backlit aluminum 'library' sign near entry



site sign inspiration
-weathering corten steel to match building
-concrete plinth

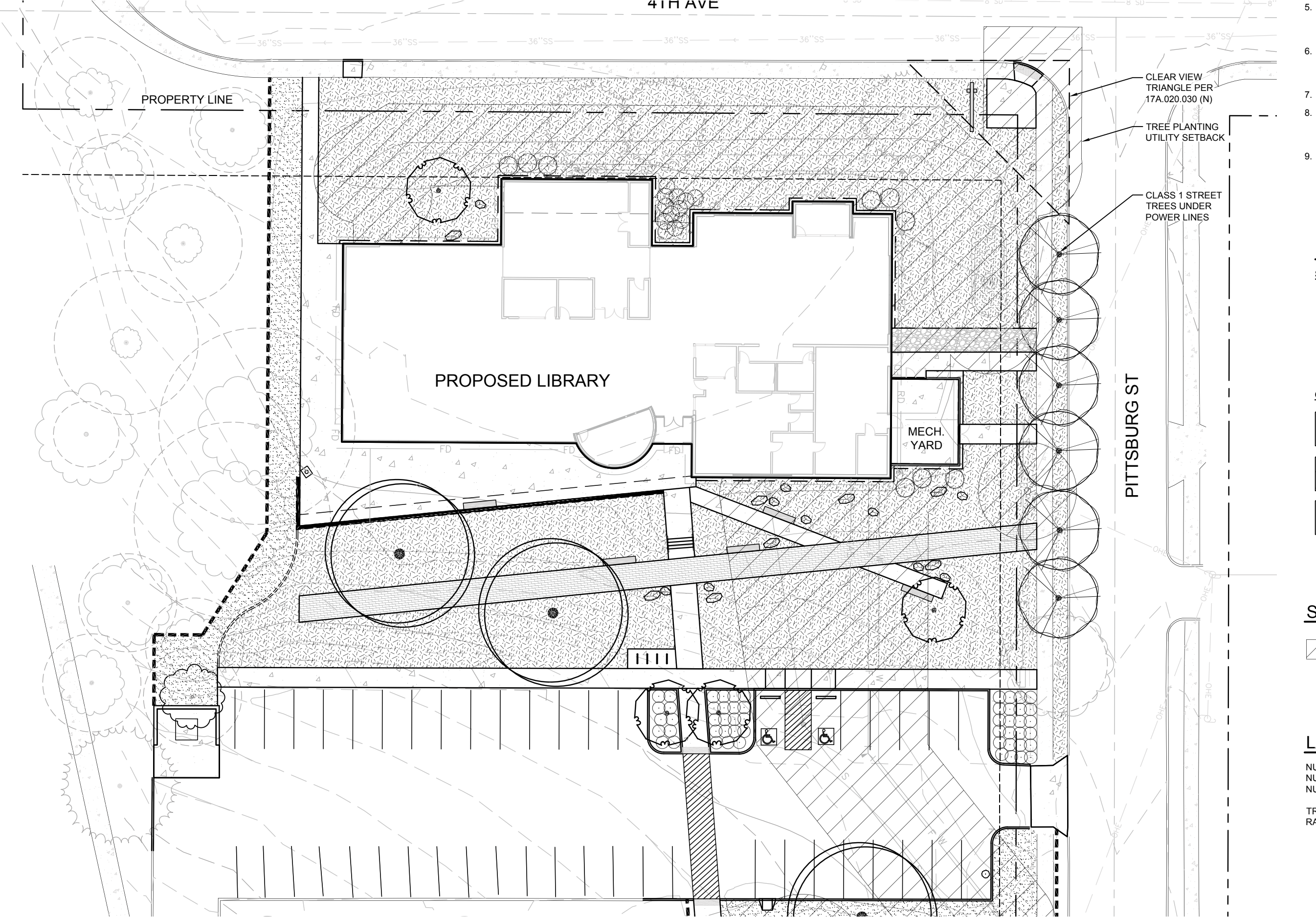
advisory action 1

the applicant shall provide a more detailed landscape plan that includes the agreed-to tree replacement scheme, and addresses the views of the parking lot, surrounding park, and the street to the north, and incorporates the new library landscaping with the existing park landscaping.



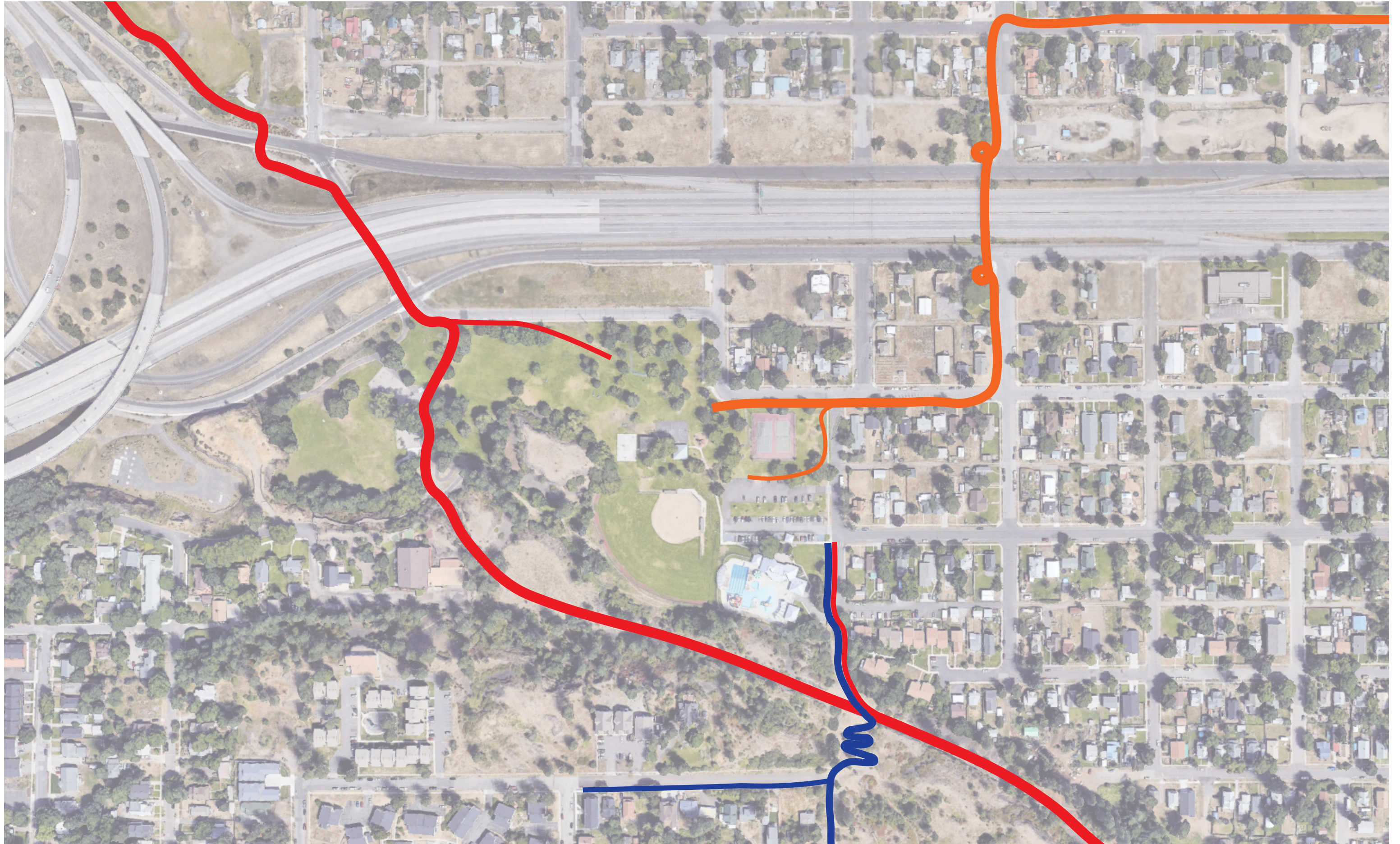
advisory action 2

the applicant shall address the transition
from the building's east elevation to the ad-
jacent neighborhood



advisory action 3

the applicant should consider Liberty Park's location as a hub for all the regional trail systems (Ben Burr, Centennial, and Children of the Sun) to gain a more comprehensive understanding of how the trails' proximity may impact the library's location within the park



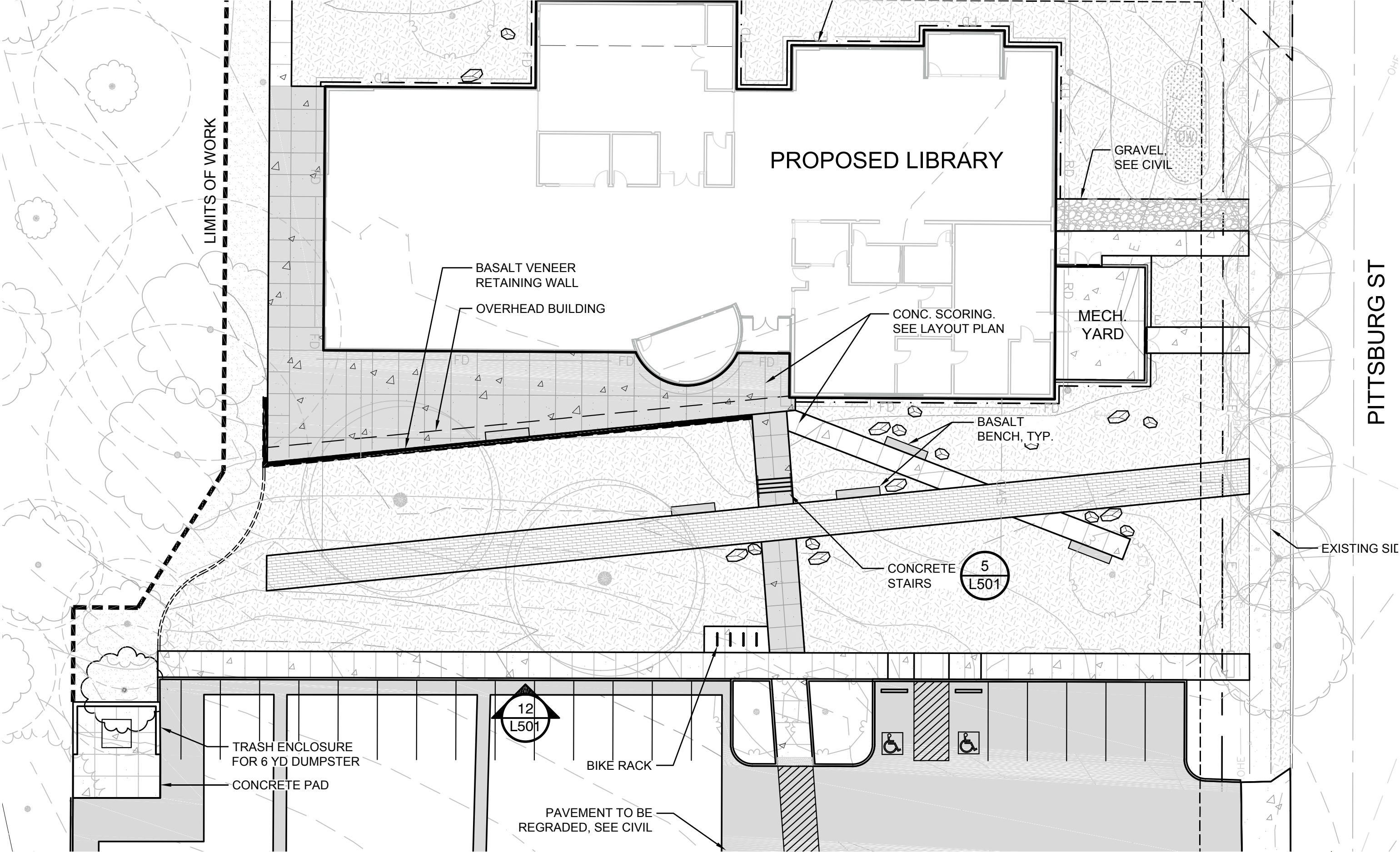
advisory action 4

the applicant shall further consider the internal connectivity from all access points on the site to the library entrance



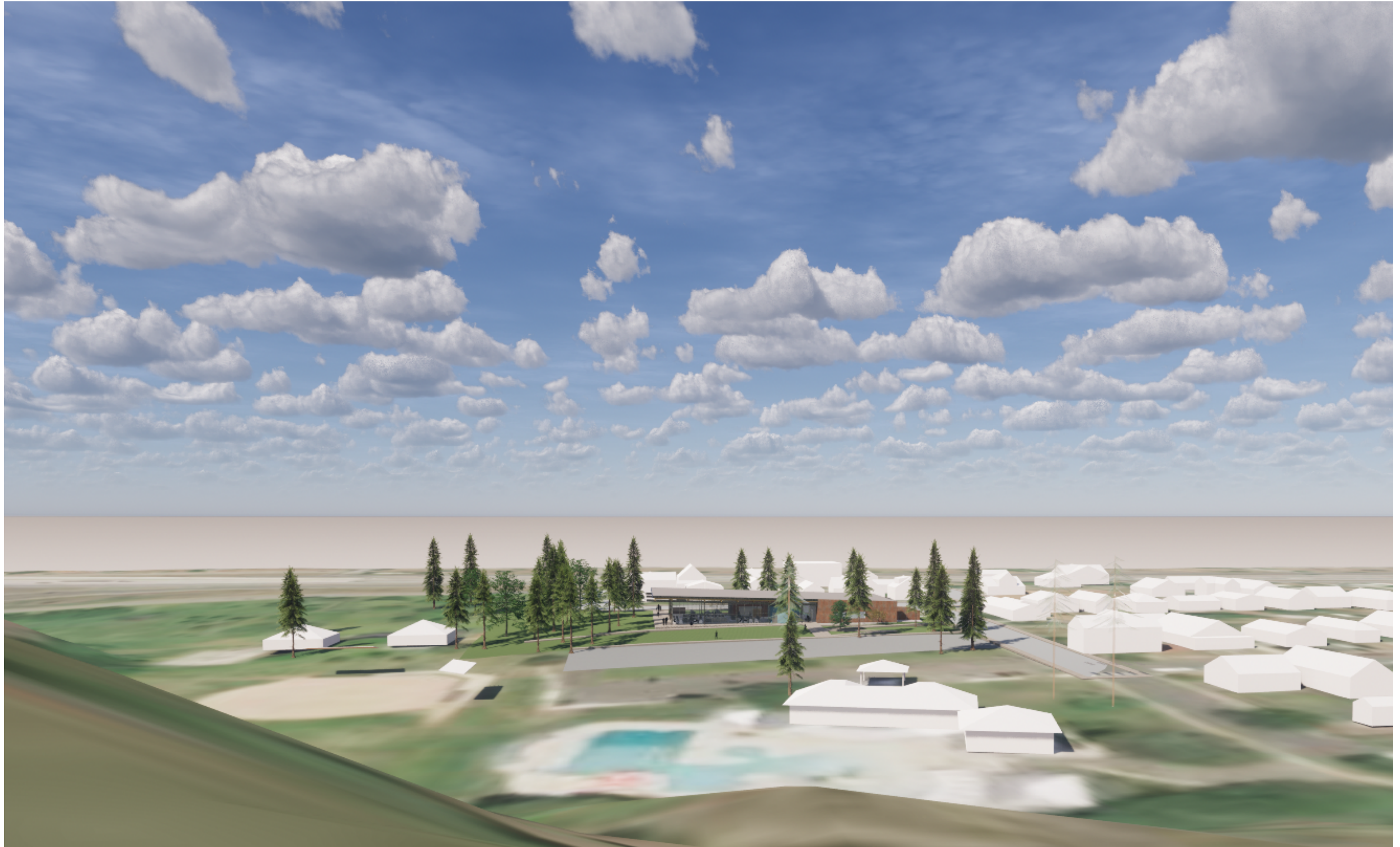
advisory action 5

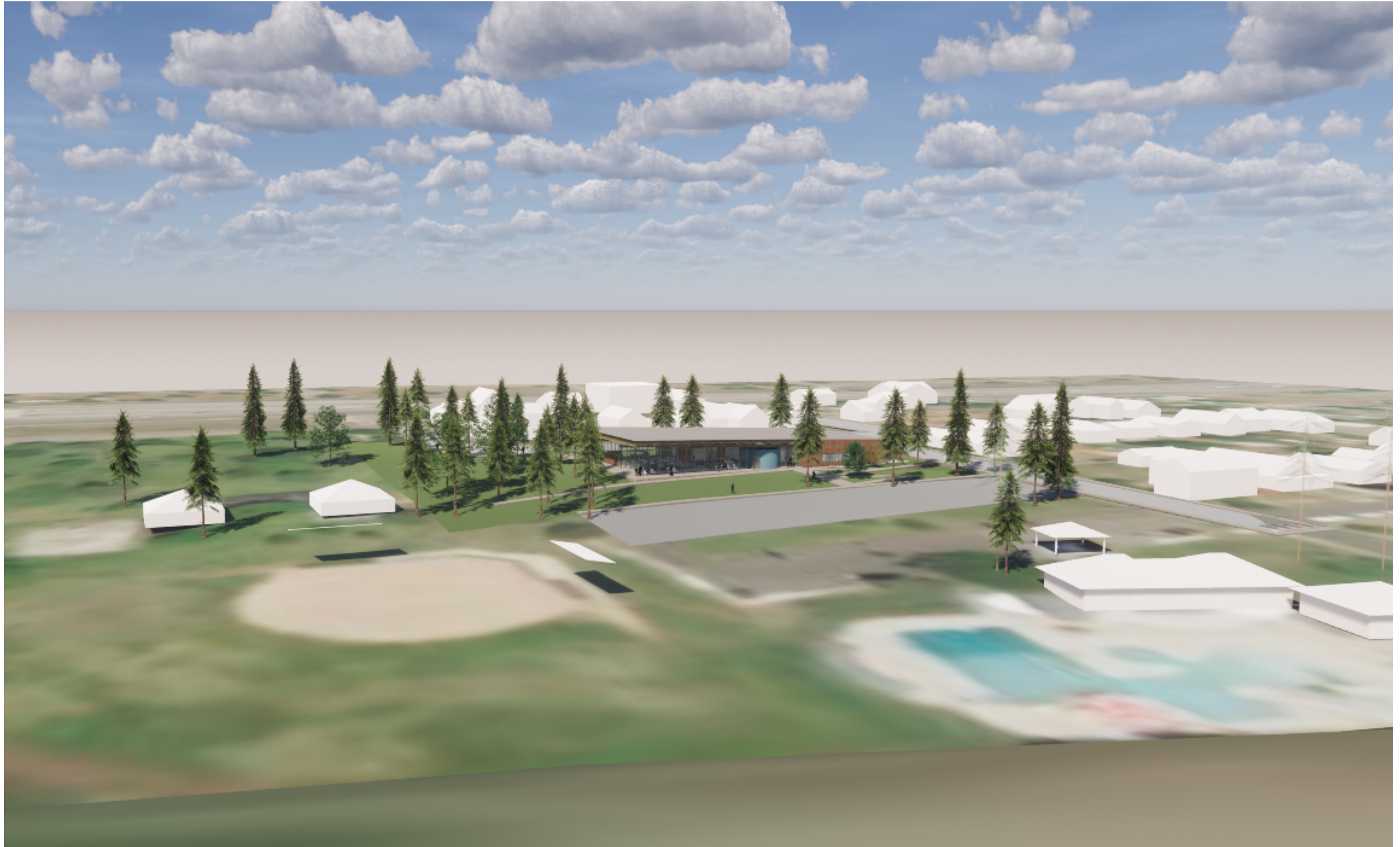
the applicant shall provide details as to the
micro-mobility accommodations on the site



advisory action 6

the applicant shall provide a graphic portraying views of the roof from the basalt cliffs







Liberty Park Branch Library

1 - Program Review/Collaborative Workshop

Design Review Staff Report

July 19, 2019

**Staff:**

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Neighborhood & Planning Services Department

Applicants:

City of Spokane
808 W. Spokane Falls Boulevard
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ATTN:

ATTN: Cody Dompier, Integrus Architecture
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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. 4th Avenue, in the portion of Liberty Park at the corner of 4th 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.

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 4th 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 17th: 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

Liberty Park Branch Library

1 - Program Review/Collaborative Workshop

July 24, 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 :
 Cody Dompier, Integrus
 Architecture
 (509) 838-8681
 cdompier@integrusarch.com

CC :
 Heather Trautman, Planning Director

Based on review of the materials submitted by the applicant and discussion during the July 24, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The applicant shall provide a more detailed landscape plan that includes the agreed-to tree replacement scheme, and addresses the views of the parking lot, surrounding park, and the street to the north, and incorporates the new library landscaping with the existing park landscaping.

Please see the following Comprehensive Plan Goals and Policies:

LU 2 PUBLIC REALM ENHANCEMENT

LU 5.1 BUILT AND NATURAL ENVIRONMENT

DP 2.15 URBAN TREES AND LANDSCAPE AREAS

Please see the following East-Central Neighborhood Plan Goals:

ENVIRONMENT (1) Protect and enhance the neighborhood's open spaces by the improvement of Liberty Park, Underhill Park, and Grant Park

Please see the following Spokane Municipal Code(s):

SMC [17C.110.515](#) Buildings Along the Street

SMC [17C.110.545](#) Transition Between Institutional and Residential Development

2. The applicant shall address the transition from the building's east elevation to the adjacent neighborhood.

Please see the following Comprehensive Plan Goals and Policies:

LU 4.4 CONNECTIONS

LU 5 DEVELOPMENT CHARACTER

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

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

DP 1.2 NEW DEVELOPMENT IN ESTABLISHED NEIGHBORHOODS

Please see the following Spokane Municipal Code(s):

SMC [17C.110.540](#) Pedestrian Connections in Parking Lots

3. The applicant should consider Liberty Park's location as a hub for all the regional trail systems (Ben Burr, Centennial, and Children of the Sun) to gain a more comprehensive understanding of how the trails' proximity may impact the library's location within the park.

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 PUBLIC FACILITIES AND SERVICES

LU 4.4 CONNECTIONS

LU 5 DEVELOPMENT CHARACTER

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

TR 1 TRANSPORTATION NETWORK FOR ALL USERS

Please see the following East-Central Neighborhood Plan Goals:

ENVIRONMENT (1) Protect and enhance the neighborhood's open spaces by the improvement of Liberty Park, Underhill Park, and Grant Park

WALKABLE STREETS (1-5)

- 4. The applicant shall further consider the internal connectivity from all access points on the site to the library entrance.**

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 Public Facilities and Services

LU 4.4 CONNECTIONS

LU 5 DEVELOPMENT CHARACTER

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

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

NE 13.1 WALKWAY AND BICYCLE PATH SYSTEM

Please see the following Spokane Municipal Code(s):

SMC [17C.110.515](#) Buildings Along the Street

SMC [17C.110.540](#) Pedestrian Connections in Parking Lots

- 5. The applicant shall provide details as to the micro-mobility accommodations on the site.**

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 PUBLIC FACILITIES AND SERVICES

LU 2.1 PUBLIC REALM FEATURES

LU 4.4 CONNECTIONS

TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY

TR 1 TRANSPORTATION NETWORK FOR ALL USERS

NE 13.1 WALKWAY AND BICYCLE PATH SYSTEM

Please see the following East-Central Neighborhood Plan Goals:

Please see the following Spokane Municipal Code(s):

SMC [17C.110.540](#) Pedestrian Connections in Parking Lots

- 6. The applicant shall provide a graphic portraying views of the roof from the basalt cliffs.**

Please see the following Comprehensive Plan Goals and Policies:

LU 5 DEVELOPMENT CHARACTER

LU 5.1 BUILT AND NATURAL ENVIRONMENT

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

DP 1.3 SIGNIFICANT VIEWS AND VISTAS

Motion was approved unanimously at Special Meeting held July 31, 2019.



Steven Meek, Chair, Design Review Board

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