



# Spokane Design Review Board

Wednesday, February 12, 2020

5:30 – 8:00 PM

**City Hall Lobby – Tribal Conference Room**  
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"><li>1. Chair Report</li><li>2. Secretary Report<ul style="list-style-type: none"><li>• Update on Design Review Schedule</li><li>• Notice of Interview Committee's Recommendation</li><li>• Update on New Design Guidelines Process</li><li>• Update on 5G Task Force Progress</li><li>• Present Staff Report pdf Navigation</li></ul></li></ol>	Kathy Lang Dean Gunderson
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## Board Business:

5:45 – 6:00	<ol style="list-style-type: none"><li>1. Approve <a href="#">1/22/2020</a> meeting minutes</li><li>2. Old Business</li><li>3. New Business</li><li>4. Changes to agenda?</li></ol>	Kathy Lang
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## Workshops:

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

## Adjournment:

**The next DRB meeting will be held on Wednesday, February 26, 2020**

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

**Username: COS Guest**

**Password: Q6AHdDH a**

**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](mailto: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 Procedure - Spokane Design Review Board**

### **Call to Order**

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

### **Board Briefing**

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

### **Board Business**

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

### **Board Workshop**

- Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) 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 22, 2020

City Council Briefing Center

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

## Attendance:

- *Board Members Present:* Anne Hanenburg, Grant Keller (arrived at 5:34 PM), Kathy Lang (Chair & CA Liaison), Ted Teske, Mark Brower (Vice-Chair), Chuck Horgan, Chad Schmidt
- *Board Members Not Present:* None
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Nate Gwinn, Stephanie Bishop

## Public Comment:

- None

## Briefing Session:

### **Chair Report -**

- None

### **Secretary Report - Dean Gunderson**

- Update on new design guidelines project: The list of key stakeholders to be interviewed by the consultant has been narrowed to six, and three projects that will help the consultant understand the current design review process have been chosen; the Upriver Transit Center, the Garden District PUD, and Louis & Clark High School Expansion. The first series of workshops are still scheduled for the last week in February.
- Downtown Plan Update presented by Nate Gwinn  
An update of the first Steering Committee was provided and the board members were invited to participate in the next public workshops being held at the Wonder Building on February 5<sup>th</sup>, 6pm - 8pm.

## Board Business:

**Approval of Minutes:** Minutes from the January 15, 2020 meeting approved unanimously.

### **Old Business:**

- The interview for the Architect position will be held Monday, January 28<sup>th</sup>. The interview committee's recommendation will be presented to the board at the next meeting. If they recommend the candidate and if the Chair agrees, the candidate's name will be forwarded to the Mayor's Office for review.

### **New Business:**

- None

### **Changes to Agenda:**

- None

## Workshops:

### **1. Collaborative Workshop for The Hive**

- Staff Report: Taylor Berberich
- Applicant Presentation: Cody Dompier & Mark Dailey (Integrus Architecture), Andrew Chanse (Spokane Public Libraries), Greg Forsyth from District 81 also attended.
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the January 22, 2020 Collaborative Workshop Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The applicant is encouraged to select a tree that will be more compatible with the 5x5 tree well in the plaza, the southeast stormwater swale, and the southwest stormwater swale.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.*

2. The applicant shall plant class I trees in the north parking islands (under the power lines).

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.*

3. The applicant shall confirm that the appropriate amount of landscaping is provided and make any necessary adjustments for the required increase in landscaping due to exceeding the maximum parking ratio.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.*

4. The applicant is encouraged to continue discussions with Avista to “underground” the overhead power line.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

5. The board continues to support the unique artistic signage elements as proposed.

*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 Design Standards and Guidelines for Centers and Corridors: 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.

Chuck Horgan moved the board accept the recommendations as presented; Grant Keller seconded. Motion carried. (7/0)

Kathy Lang called for a five minute break at 7:05 PM.

Kathy Lang resumed the meeting at 7:10 PM.

## **2. Collaborative Workshop for Liberty Park Branch Library**

- Staff Report: Taylor Berberich
- Applicant Presentation: Cody Dompier & Mark Dailey (Integrus Architecture), Andrew Chanse (Spokane Public Libraries)
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the January 22, 2020 Collaborative Workshop Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The board recommends the project be approved as submitted.
2. The board supports the efforts taken to conserve the white pines along 4<sup>th</sup> Avenue, and the board strongly recommends to urban forestry that the preserved white pines be sufficient tree canopy coverage to meet the street tree requirements.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.13 Parks and Open Space, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, AND DP 2.6 Building and Site Design.*

Ted Teske moved the board accept the recommendations as presented; Anne Hanenburg seconded. Motion carried. (7/0)

### **Preview of Upcoming Meetings:**

- Dean gave a rundown of the projects being reviewed at upcoming meetings:
  - February 12<sup>th</sup> - Recommendation Meetings for Shadle Branch Library and the Downtown Main Library
  - February 26<sup>th</sup> - UrbsWorks workshop for the New Design Review Guidelines and Collaborative Workshop for the River Bend Development

**Meeting Adjourned at 8:01 PM**

Next Design Review Board Meeting scheduled for Wednesday, February 12, 2020

## Downtown Library

## 2 – RECOMMENDATION MEETING

## Design Review Staff Report

February 5, 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 - Library  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201Rena Webster, Integrus Architecture  
(509) 838-2194  
[rwebster@integrusarch.com](mailto:rwebster@integrusarch.com)CC: Louis Meuler, Planning Director  
Tami Palmquist, Development Services

## Background

The Design Review Board Collaborative Workshop was held on *August 23, 2019*.

*The following materials are supplemental to this report:*

- *Design Review Staff Report | Program Review/Collaborative Workshop, August 23, 2019;*
- *Design Review Board | Collaborative Workshop Advisory Actions, August 28, 2019;*
- *Link: Applicant's Submittal*

*\*Click on the blue boxes above to be taken to the associated 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 August 23, 2019 as follows (the applicant's responses are noted in *blue italics*, any further staff comments are noted in **bold**):

*Design changes since the Collaborative Workshop:*

- *The Southeast corner has been revised to show a replacement of the second and third floor storefront with a secondary screen. See advisory action below and attached images.*
- *The West Bosque was further developed, see advisory actions below.*

## Advisory actions:

1. The applicant is encouraged to continue discussion with City Engineering to resolve and prioritize pedestrian circulation issues between the site and the CSO Plaza. In keeping with the City's Comprehensive Plan, the Design Review Board is highly in favor of prioritizing pedestrian flow over vehicular flow at this location (up to and including the future elimination of vehicle travel lanes).

*Response:*

*Discussions were had to resolve pedestrian circulation issues. Lane closure is not granted, but there will be pedestrian crossing to the CSO plaza on the corner of N. Lincoln and W. Spokane Falls Blvd.*

2. The applicant shall return to the board a further detailed design for the enhancement of pedestrian realm elements along the building's base, along all sides of the building.

**Further Staff Comment: The eastern redbud multi-stem tree selected for the bosque and along the path to the new north entrance has a relatively short, wide growth habit that may**

**reduce the clear walking path in both areas. A single-trunk tree may be allow for easier access throughout the site. (Please see Downtown Design Guideline C-1 Promote Pedestrian Interaction)**

*Response:*

*Landscape has further developed to include planters under windows around the building. Trees and shrubs to be placed on the south elevation where the parallel parking space has been removed.*

3. The Design Review Board is supportive of the West Bosque and the applicant is encouraged to further develop the concept.

*Response:*

*The West Bosque has been revised to show preservation of the London plane tree and more grass then hardscape.*

4. The applicant is encouraged to further develop the Primary Building Entry's proposed treatment (located at the facility's southeast corner). The design Review Board considers this an opportunity to fully realize the creative potential of the existing facility in a fully integrated manner.

*Response:*

*The Southeast corner has been revised to show a replacement of the second and third floor storefront with a secondary screen. There will be louvers to the south and perforated metal panels on the east façade. Vertical signage is incorporated at the corner with push thru letters and illumination.*

5. The applicant is encouraged to continue discussion with City Engineering to resolve bus turning movements (northbound on Lincoln onto westbound Main), and the potential for a widened public realm along Main Street.

*Response:*

*The parallel drop off space has been removed to add a widened public realm along W. Main Ave. and continue the pedestrian experience to River Park Square. Turning movements have been observed to not utilize this space and a planting buffer is provided to soften this transition.*

Additional suggested topics for discussion by staff based on the December 19, 2019 submittal:

1. The grading plan and planting plan submitted by the applicant showed differing configurations for the new north entrance along Spokane Falls Boulevard, and the pedestrian environment at that location could be further clarified. Is there an opportunity to fully realize Downtown Design Guidelines C-4 Reinforce Building Entries (particularly in regards to pedestrian safety and comfort) C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, and D-7 Design for Personal Safety and Security?

## 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

## Design Review Board Recommendation Meeting

TO: Design Review Board

FROM: Renae Webster  
Architectural Associate

DATE: December 19, 2019

SUBJECT: Downtown Library

### Design changes since the Collaborative Workshop:

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- The West Bosque was further developed, see advisory actions below.

### Advisory actions:

1. The applicant is encouraged to continue discussion with City Engineering to resolve and prioritize pedestrian circulation issues between the site and the CSO Plaza. In keeping with the City's Comprehensive Plan, the Design Review Board is highly in favor of prioritizing pedestrian flow over vehicular flow at this location (up to and including the future elimination of vehicle travel lanes).

#### Response:

Discussions were had to resolve pedestrian circulation issues. Lane closure is not granted, but there will be pedestrian crossing to the CSO plaza on the corner of N. Lincoln and W. Spokane Falls Blvd.

2. The applicant shall return to the board a further detailed design for the enhancement of pedestrian realm elements along the building's base, along all sides of the building.

#### Response:

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Response:

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# DOWNTOWN LIBRARY SPOKANE PUBLIC LIBRARY

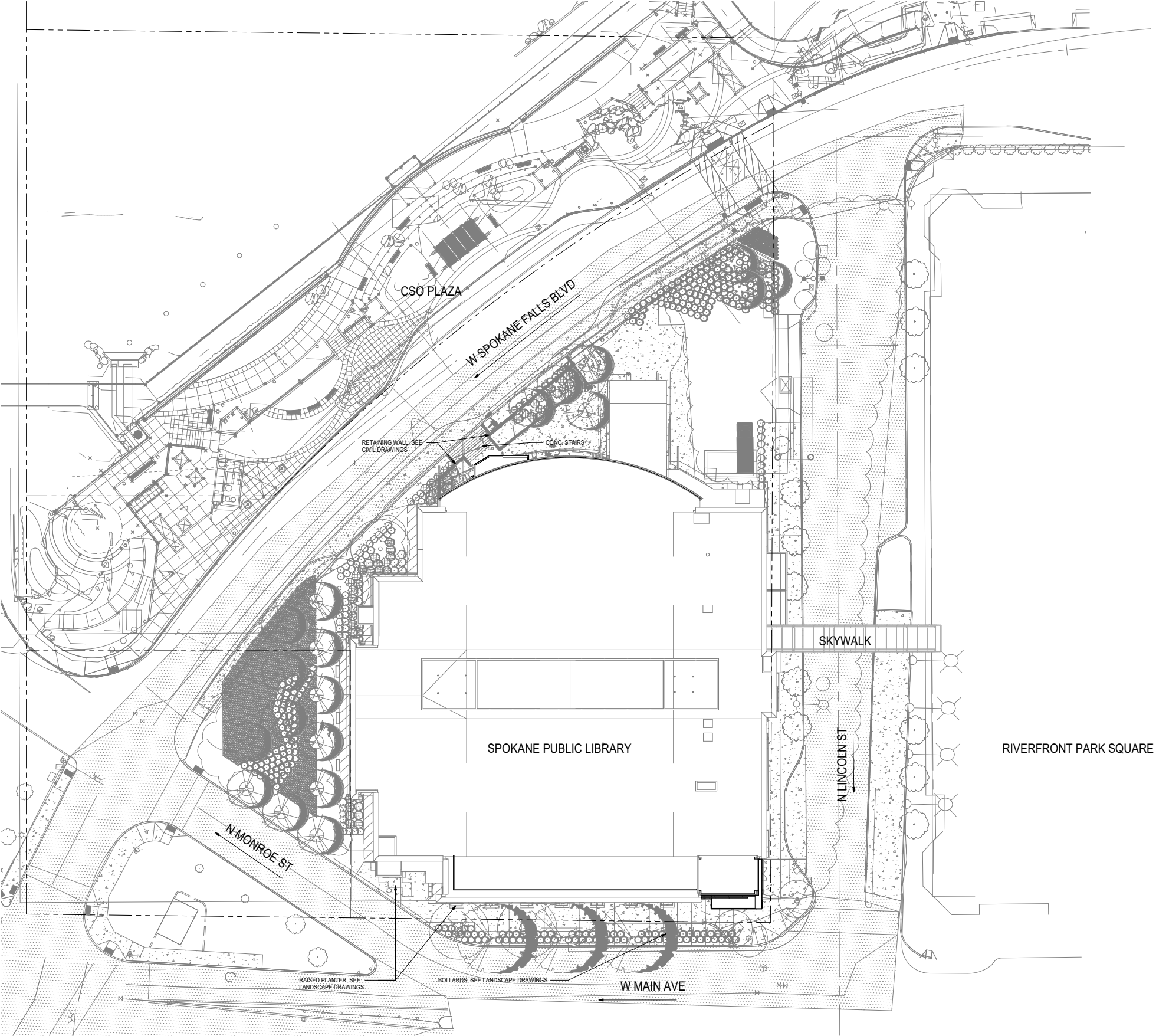
DESIGN REVIEW BOARD  
RECOMMENDATION MEETING



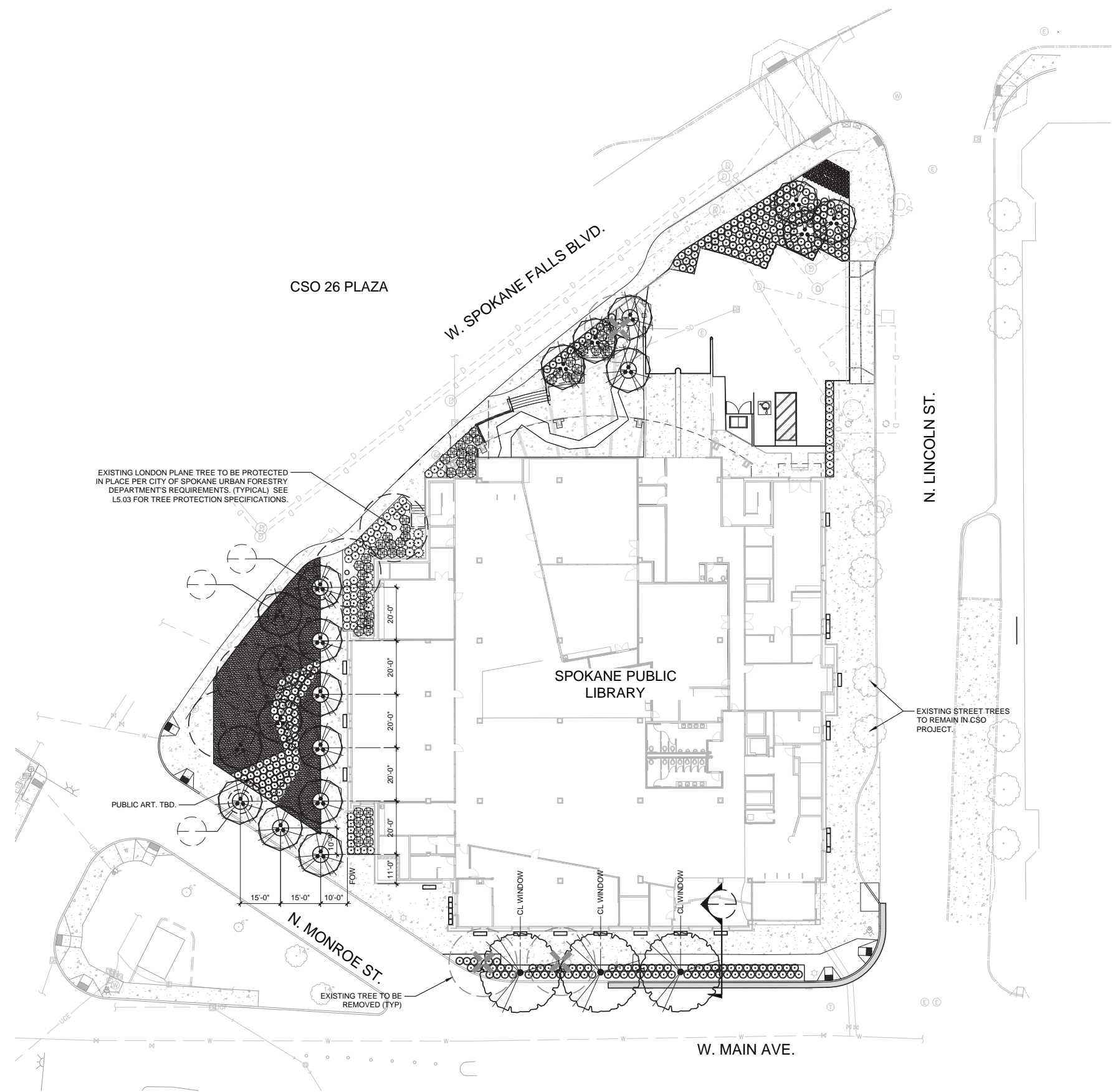


site  
design



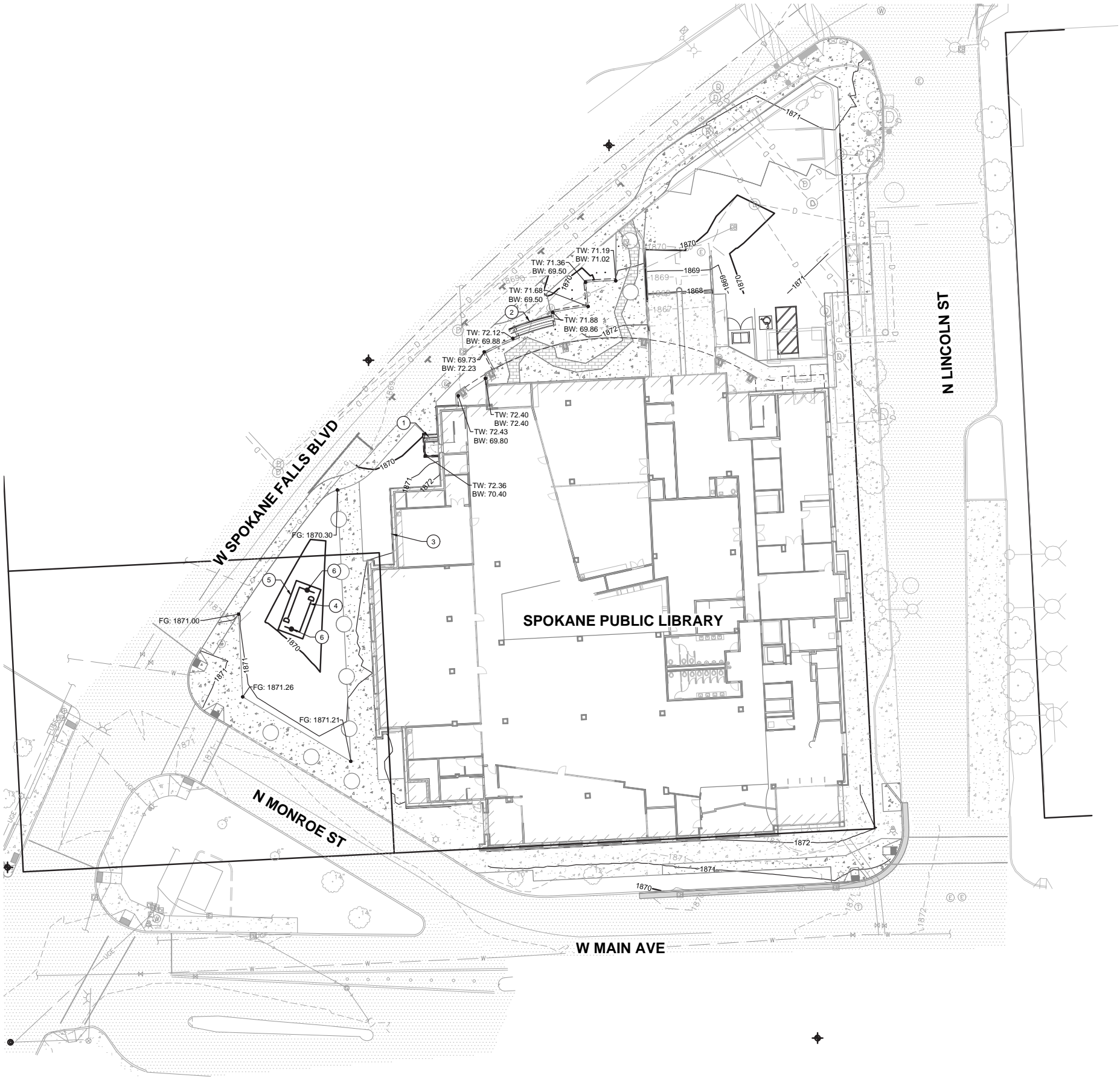


site plan



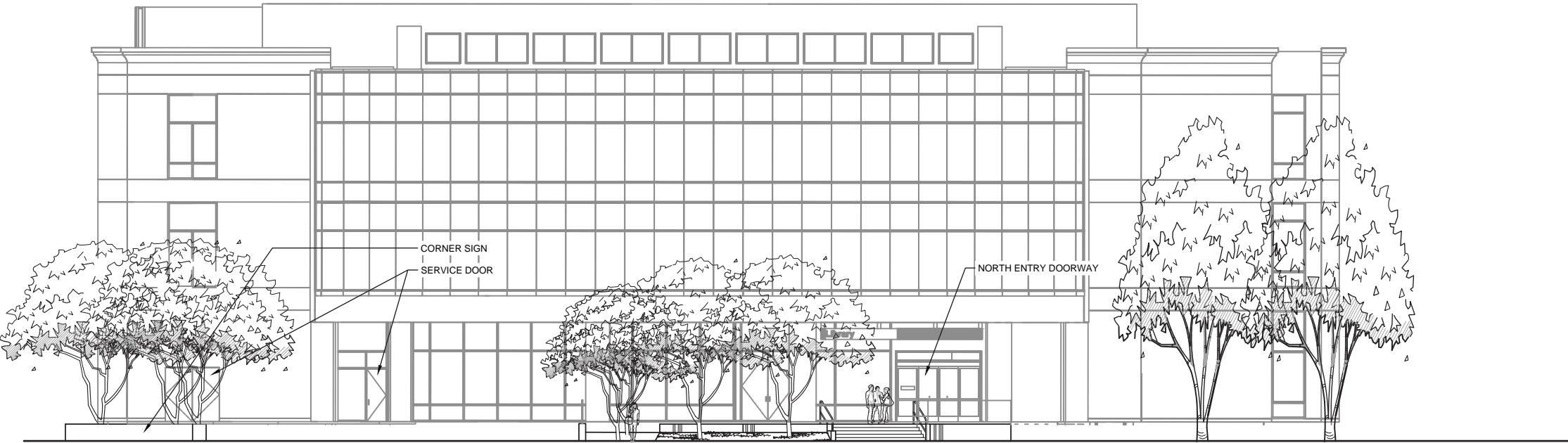
planting plan



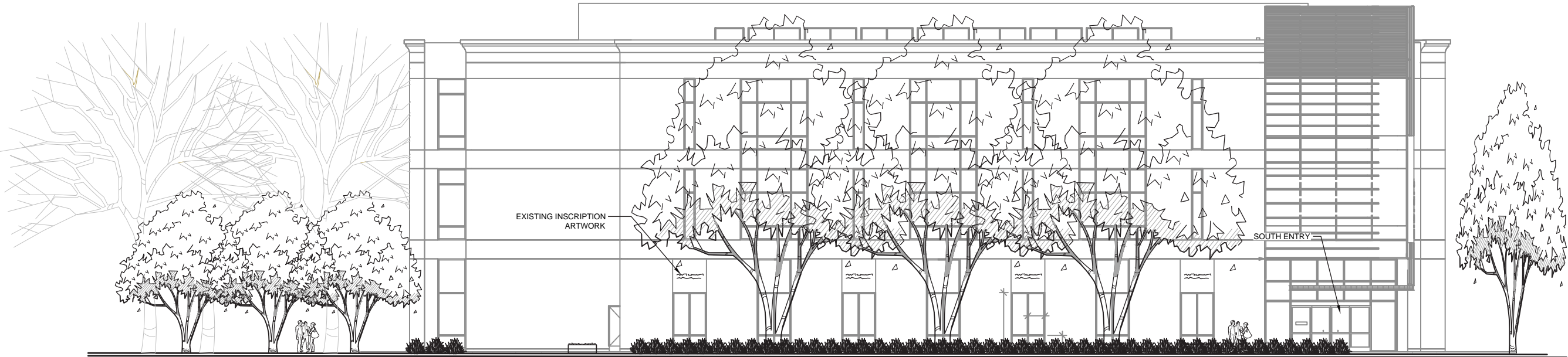


grading plan

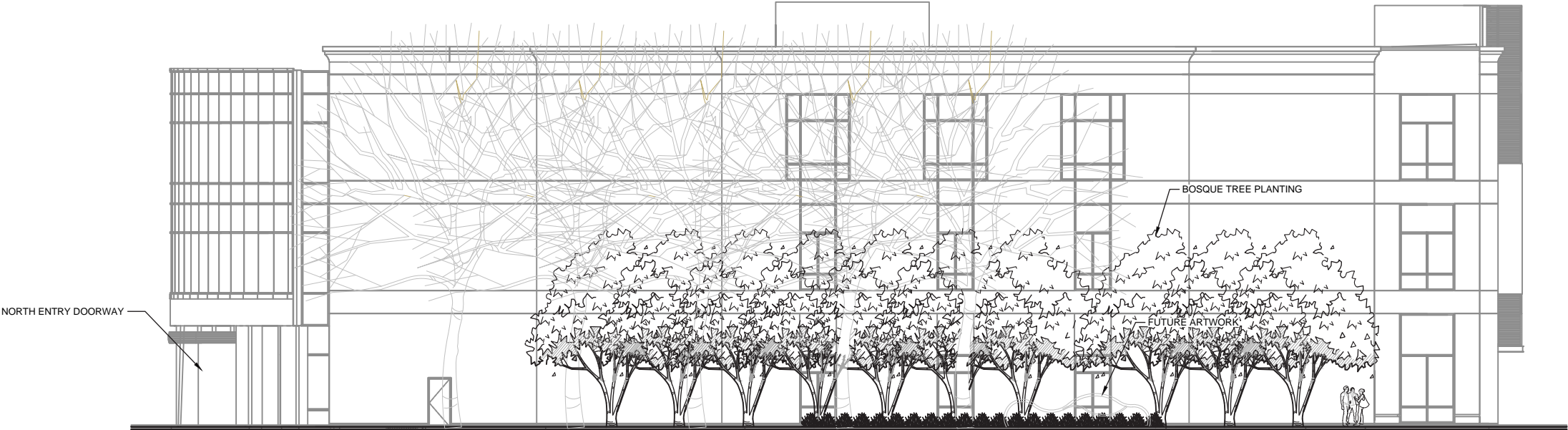




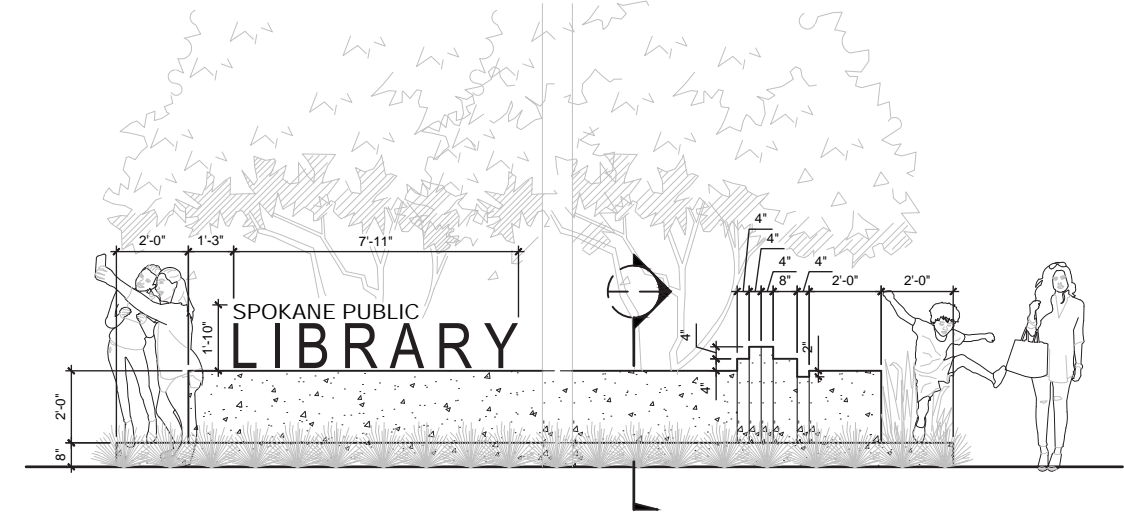
north elevation



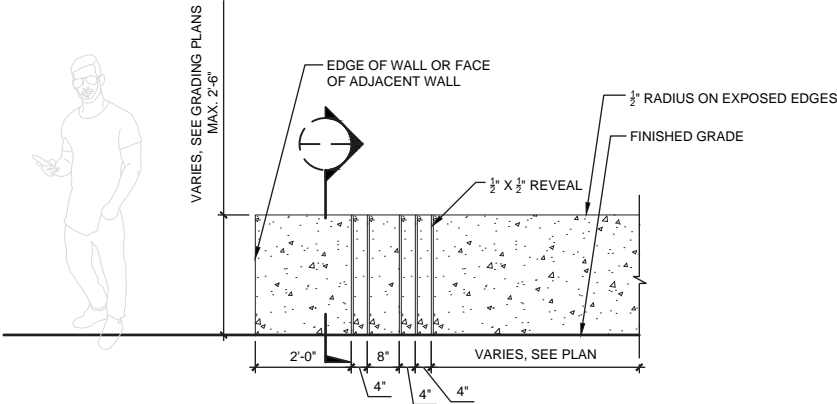
south elevation



west elevation



corner sign elevation



typical site wall elevation

building  
design

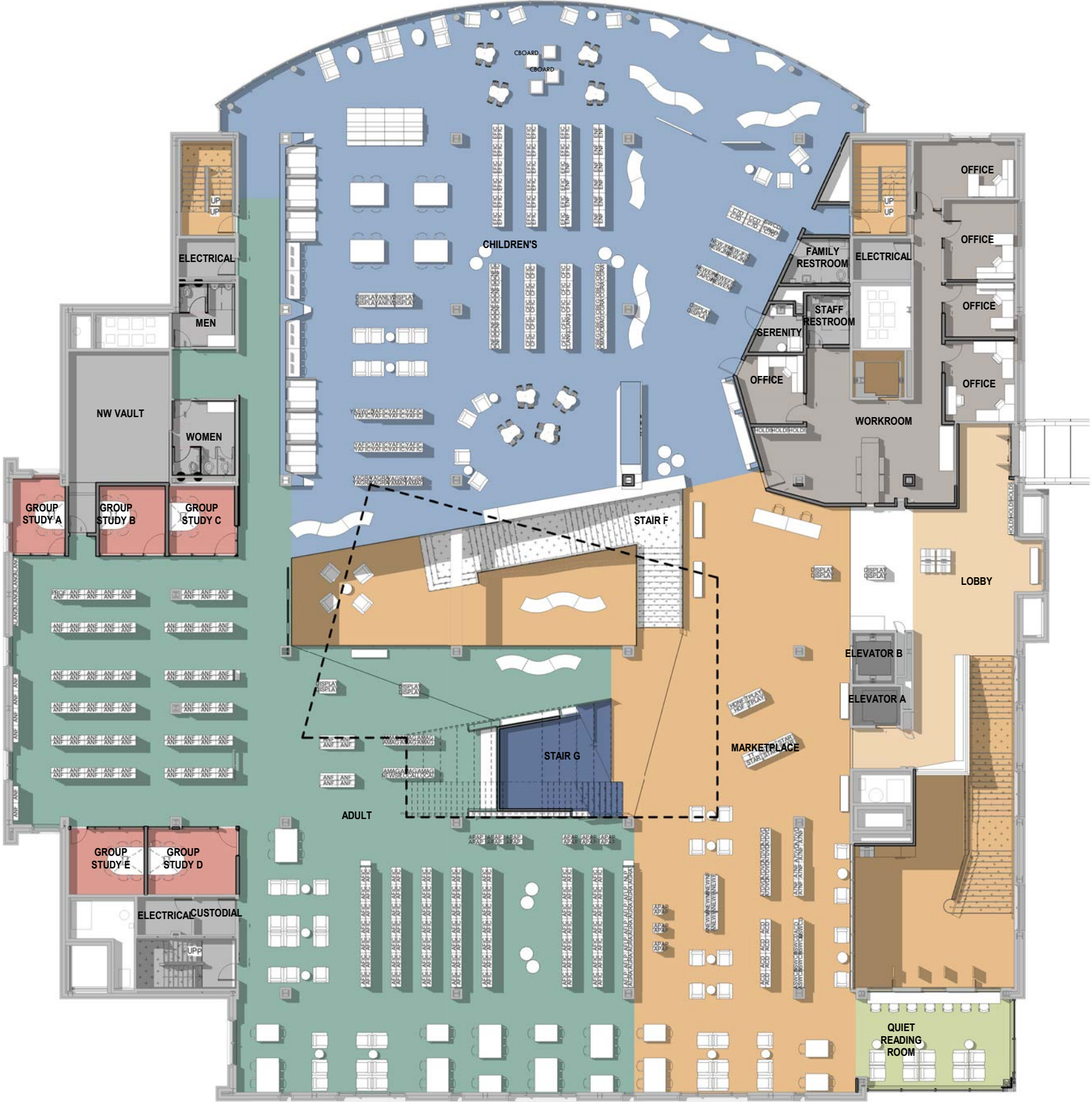




first floor plan

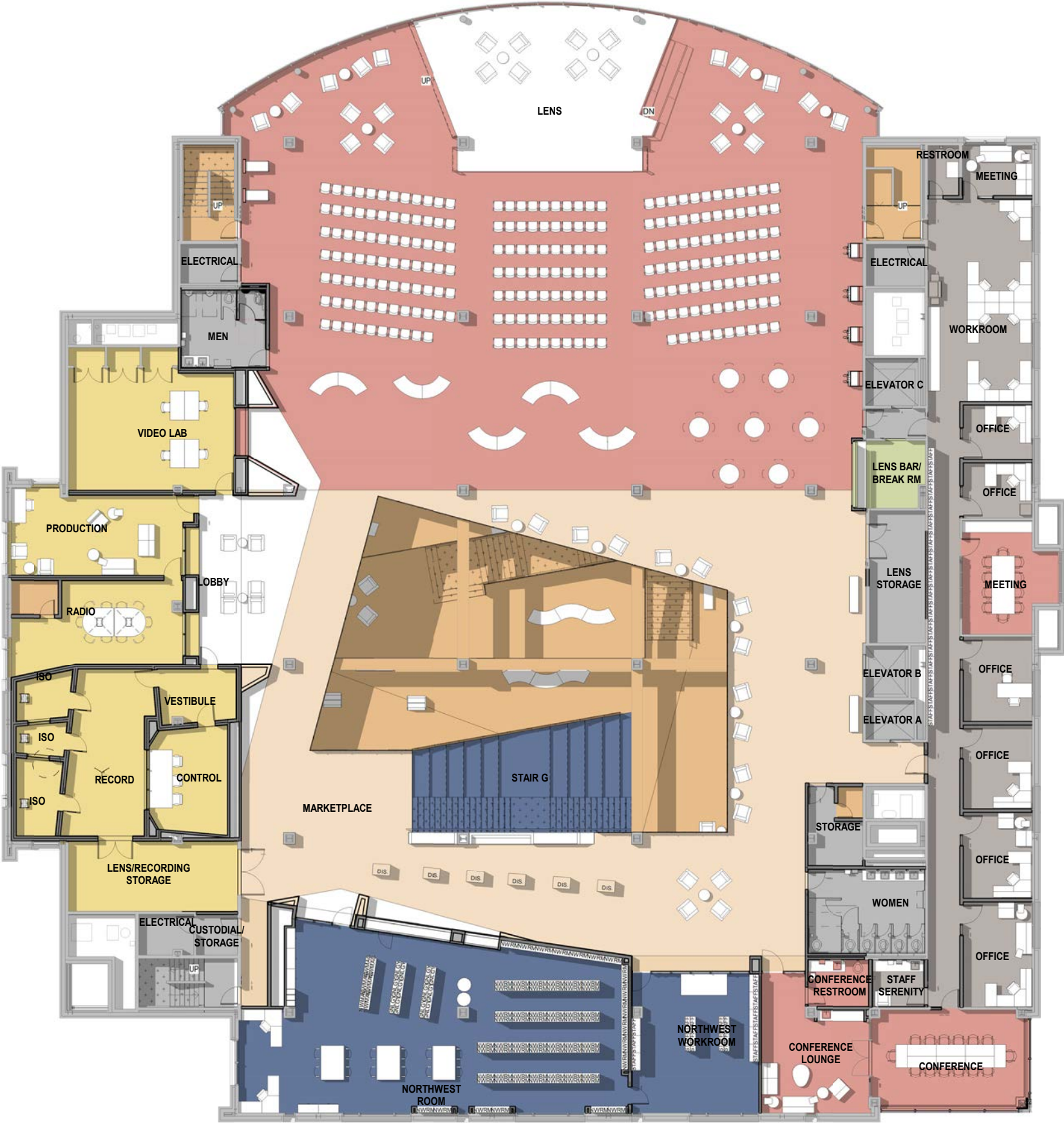
3/64" = 1'-0"





second floor plan

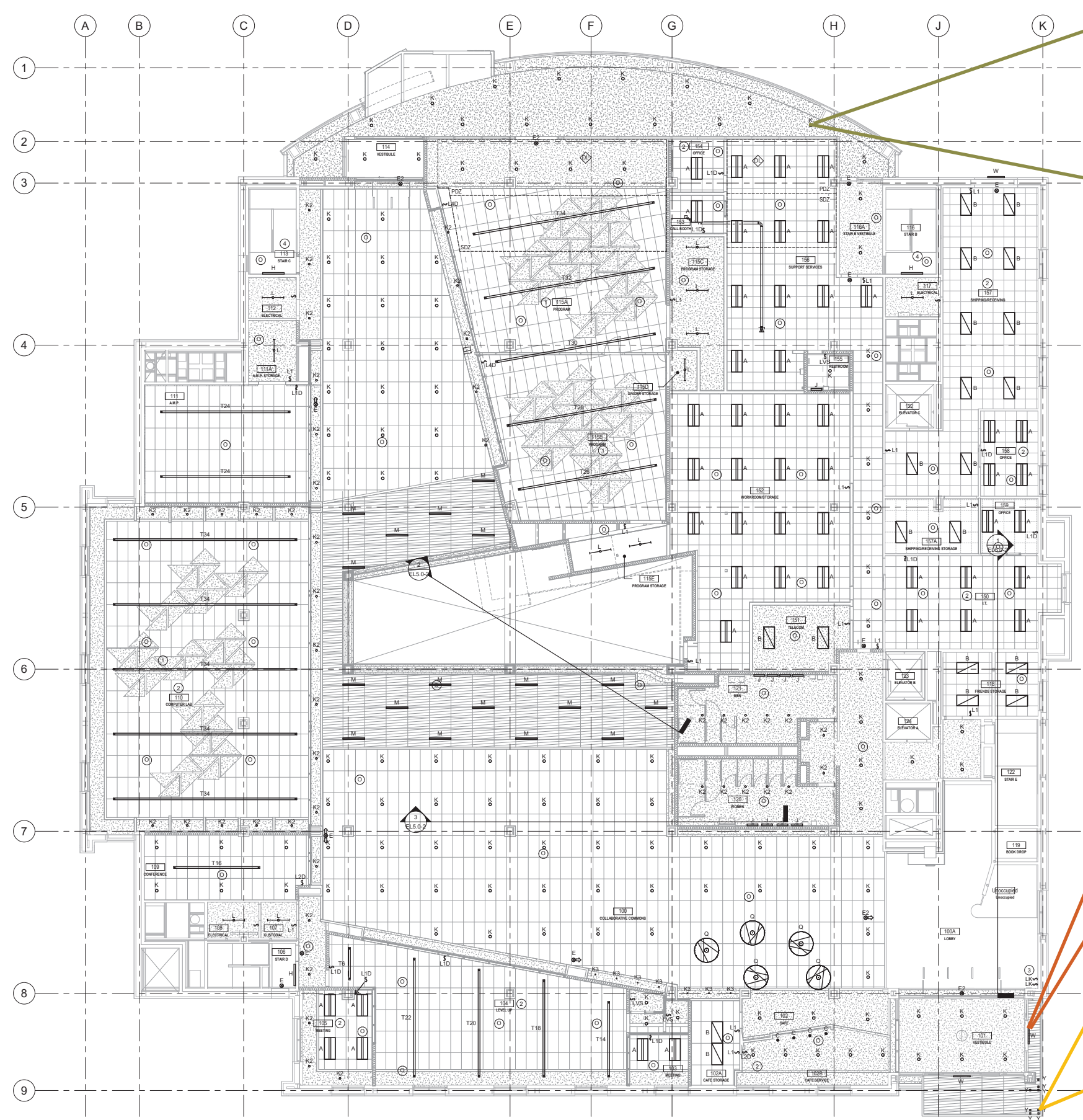
3/64" = 1'-0"



third floor plan

3/64" = 1'-0"

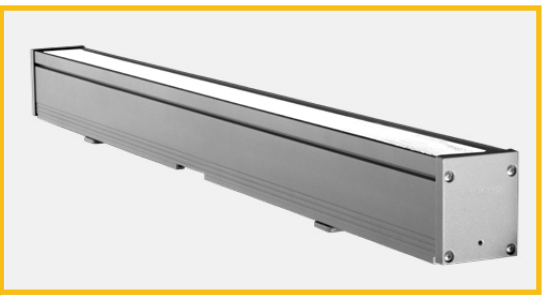




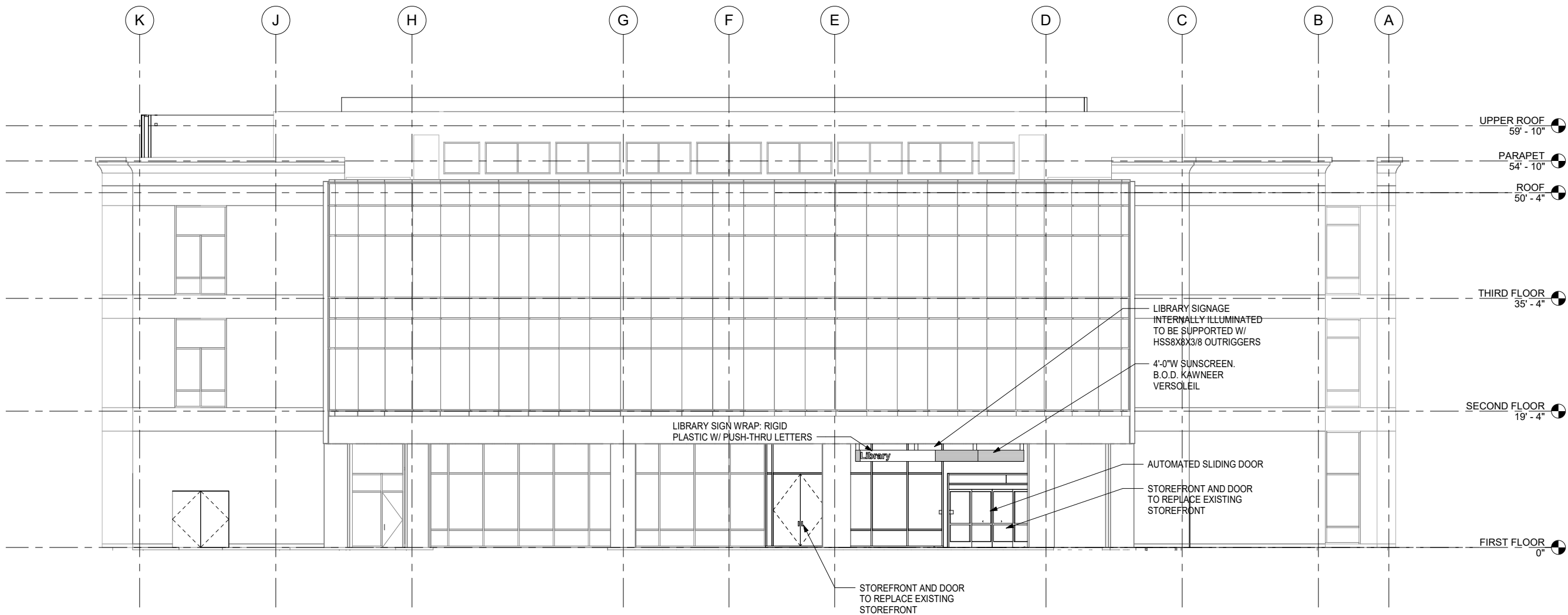
TYPE K



TYPE W

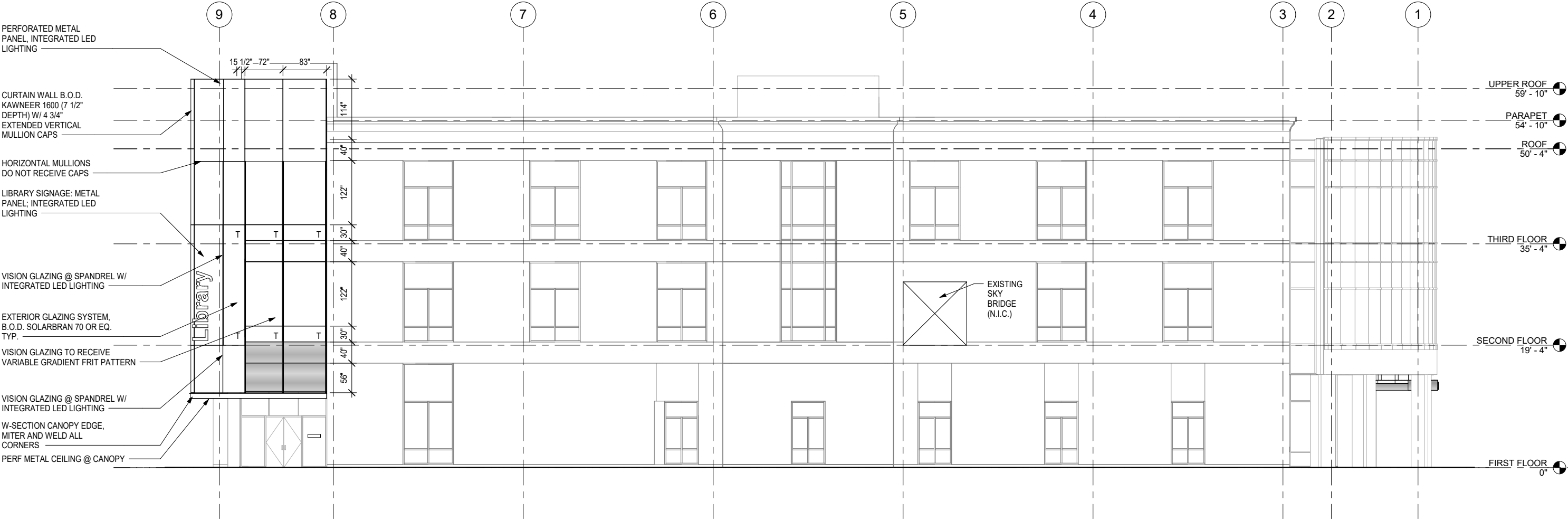


TYPE Y



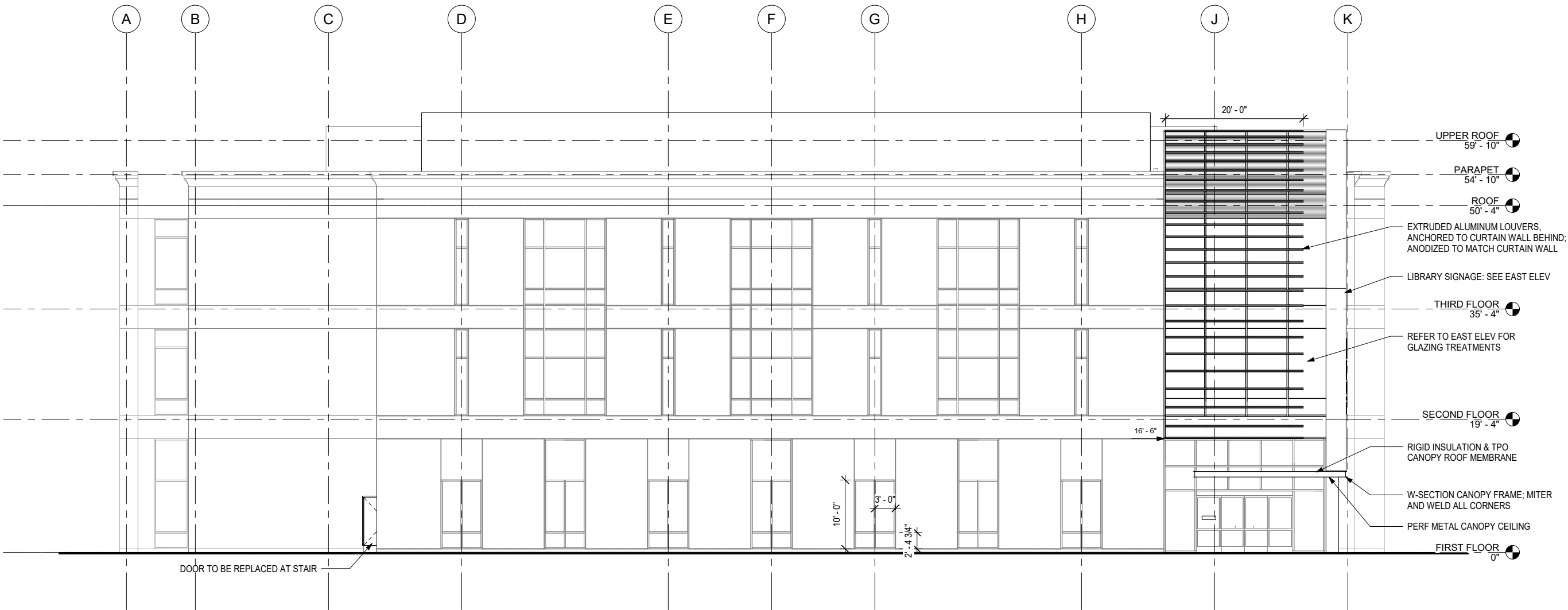
1 EL- NORTH ELEVATION  
1/16" = 1'-0"

north elevation



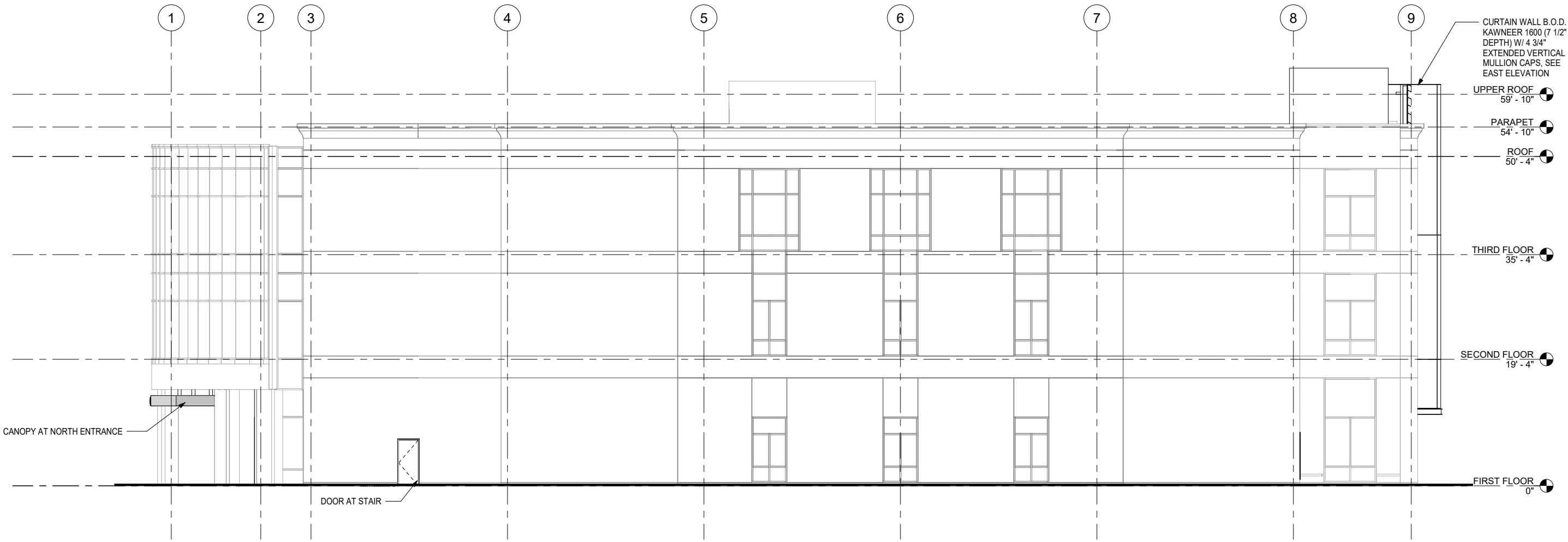
2 EL- EAST ELEVATION  
1/16" = 1'-0"

east elevation



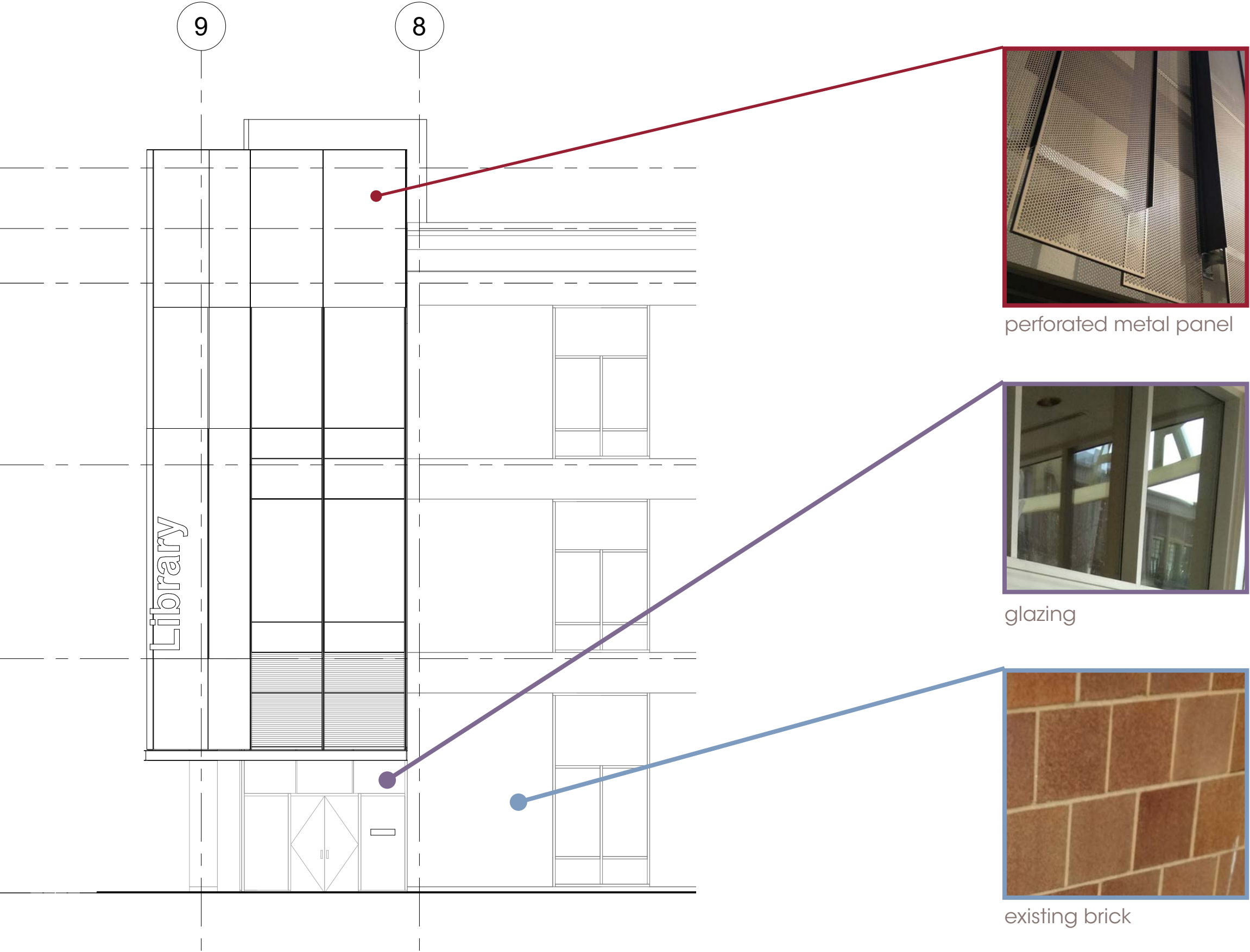
1 EL- SOUTH ELEVATION  
1/16" = 1'-0"

south elevation



2 EL- WEST ELEVATION  
1/16" = 1'-0"

west elevation

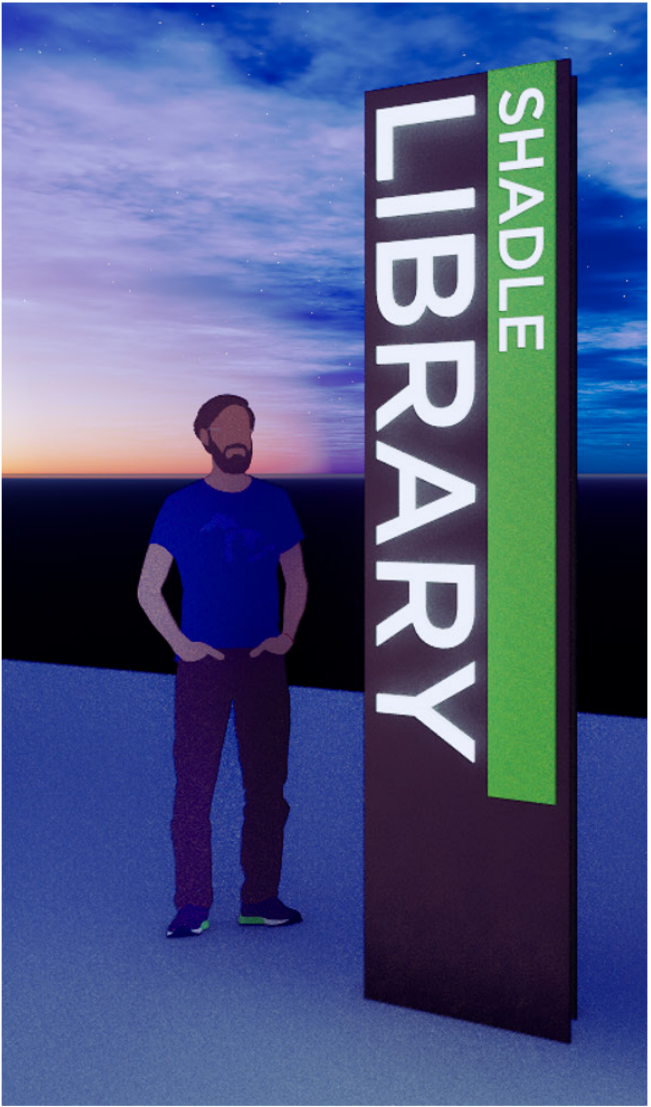
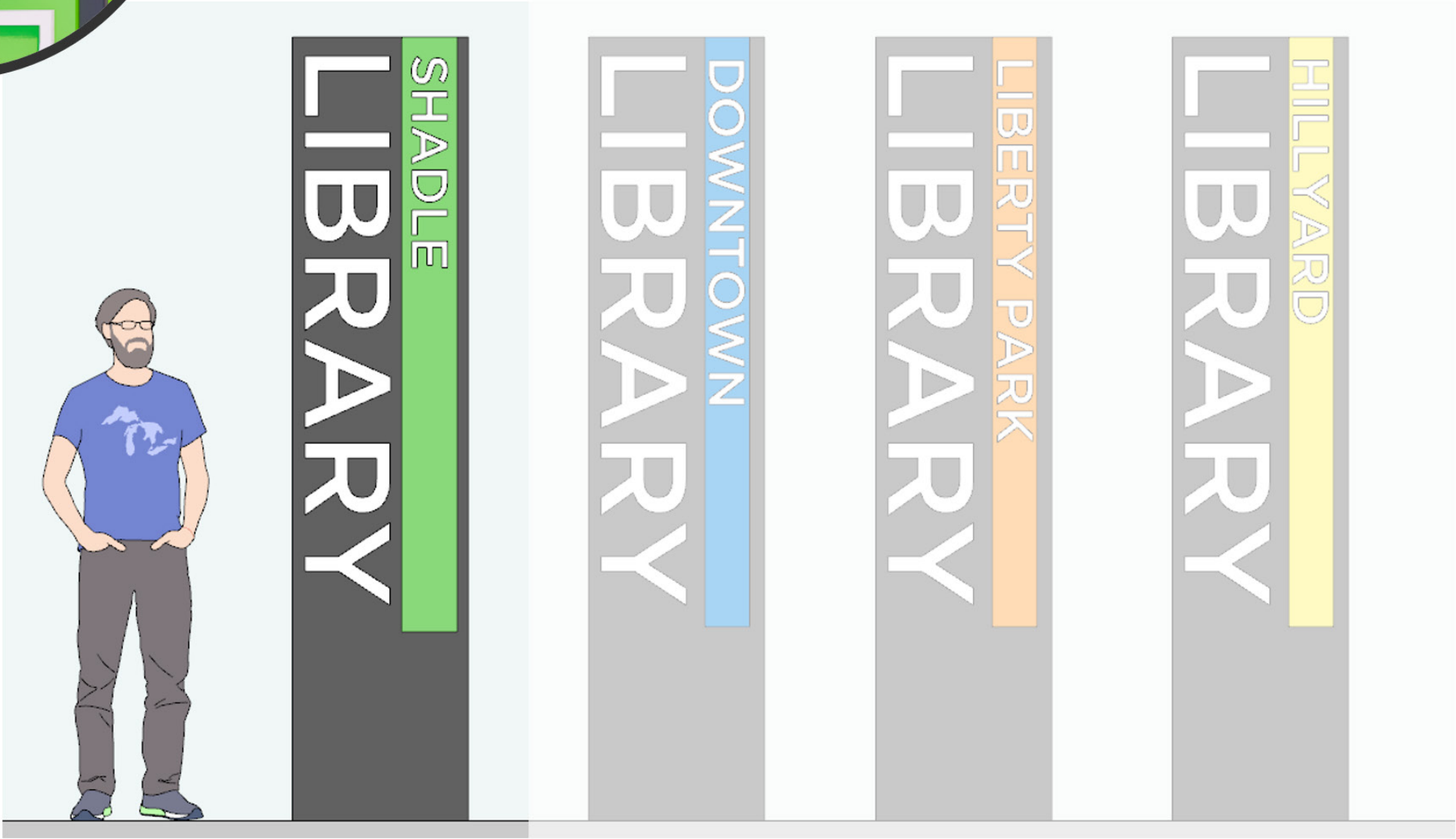


materials





PUSH THROUGH  
LETTERFORMS







southeast corner





exterior perspective





exterior perspective





exterior perspective





interior perspective





interior perspective





interior perspective



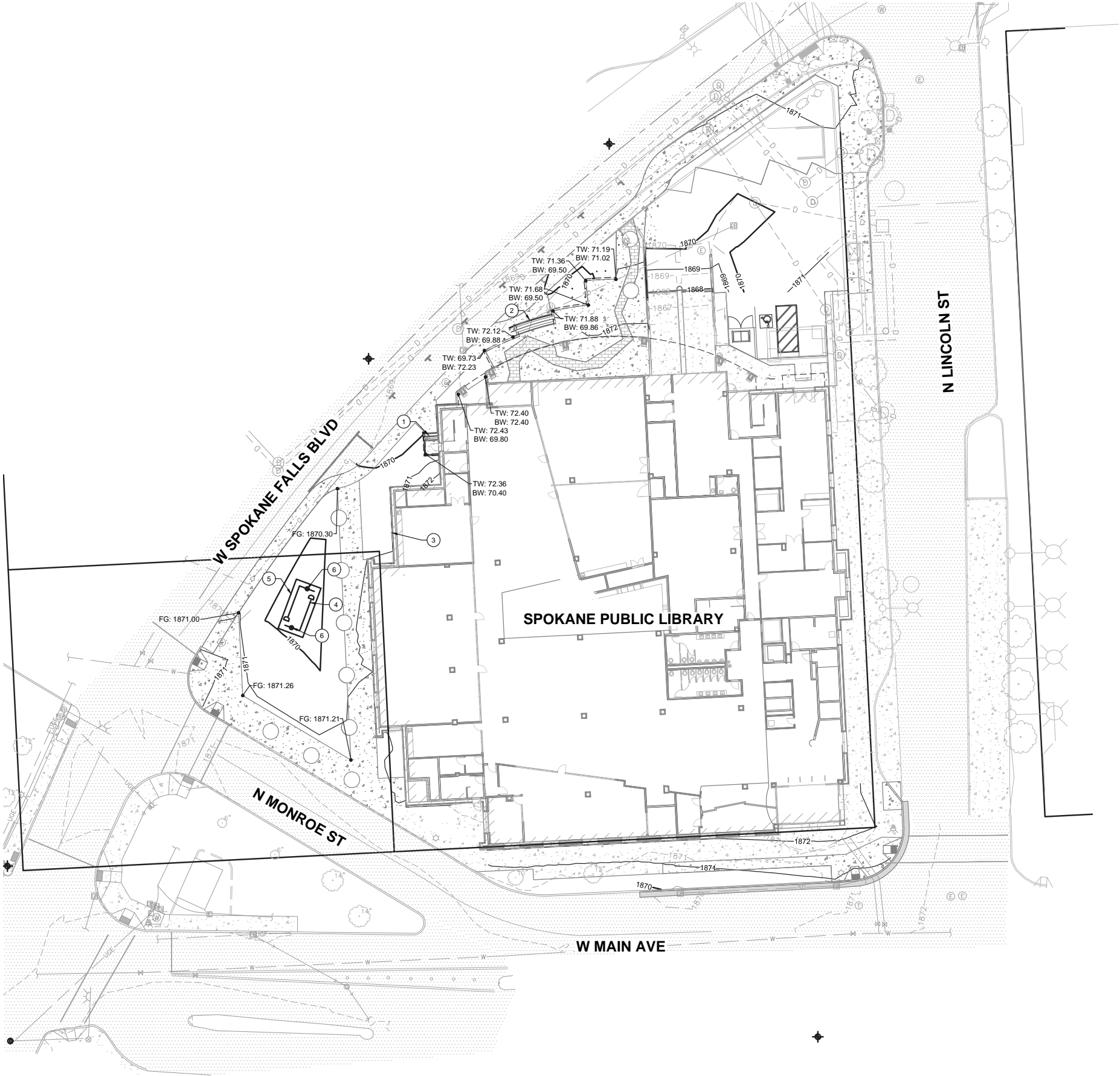


interior perspective



## advisory action 1

The applicant is encouraged to continue discussion with City Engineering to resolve and prioritize pedestrian circulation issues between the site and the CSO Plaza. In keeping with the City's Comprehensive Plan, the Design Review Board is highly in favor of prioritizing pedestrian flow over vehicular flow at this location (up to and including the future elimination of vehicle travel lanes).

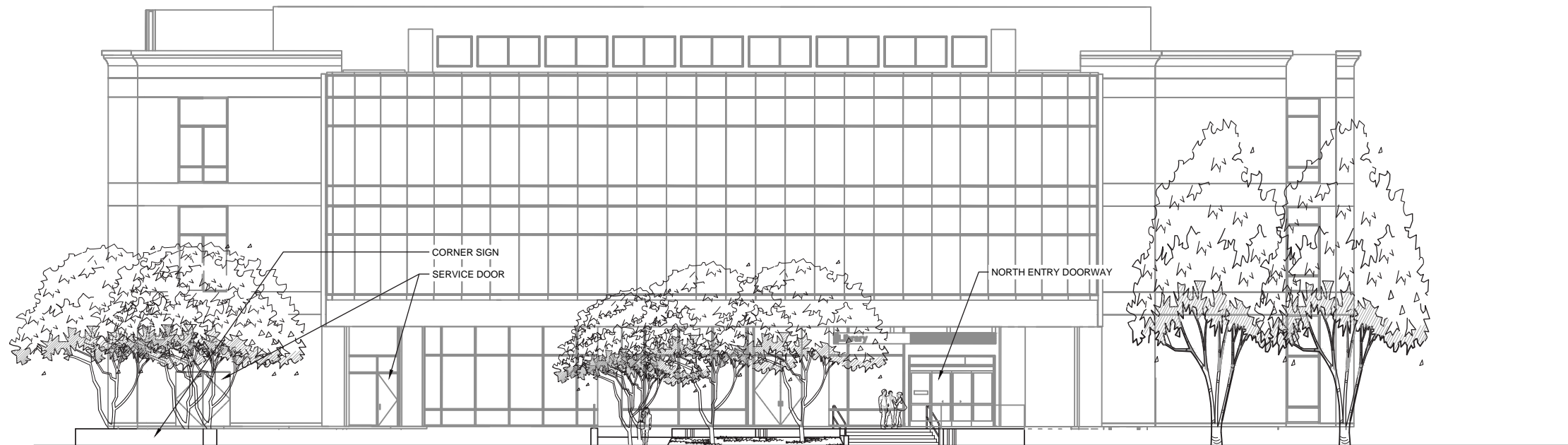


Discussions were had to resolve pedestrian circulation issues. Lane closure is not granted, but there will be a pedestrian crossing to the CSO plaza on the corner of N. Lincoln and W. Spokane Falls Blvd.

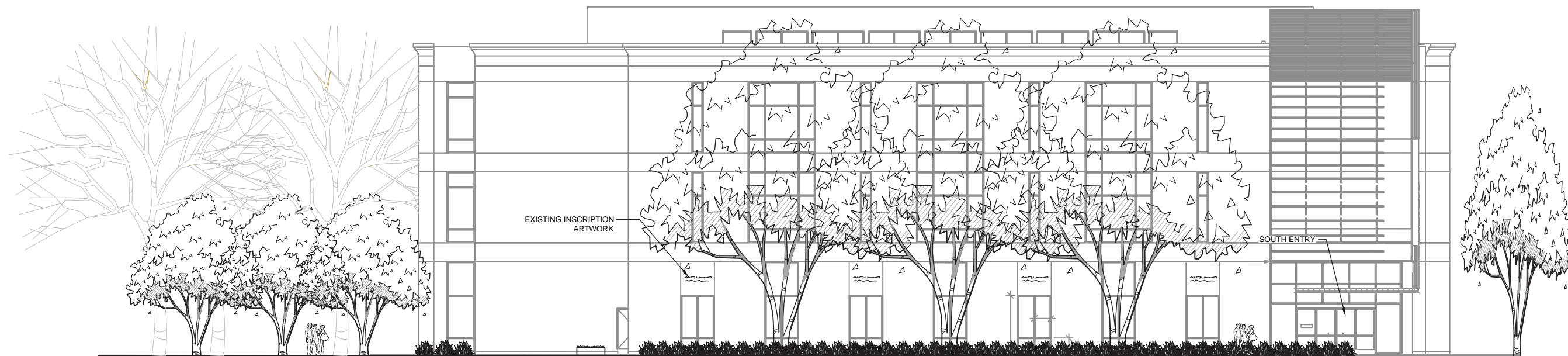
## advisory action 2

The applicant shall return to the board a further detailed design for the enhancement of pedestrian realm elements along the building's base, along all sides of the building.

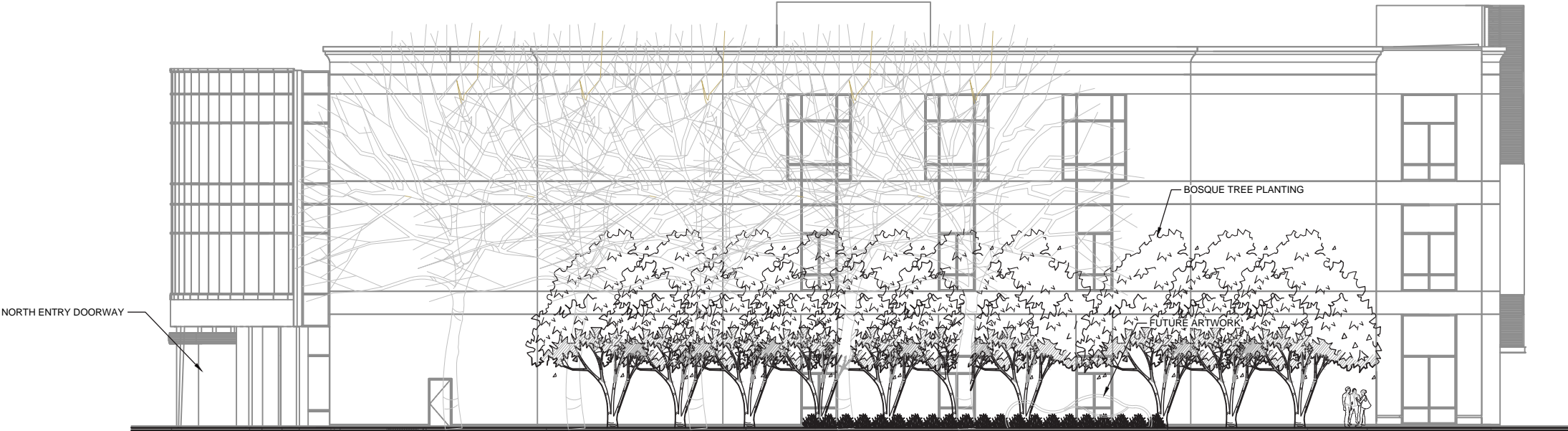




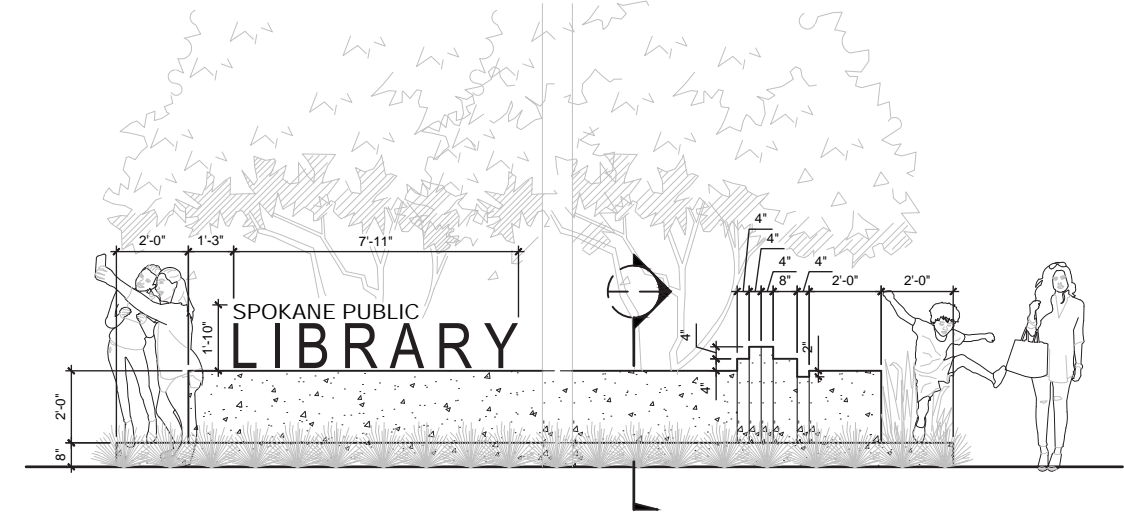
north elevation



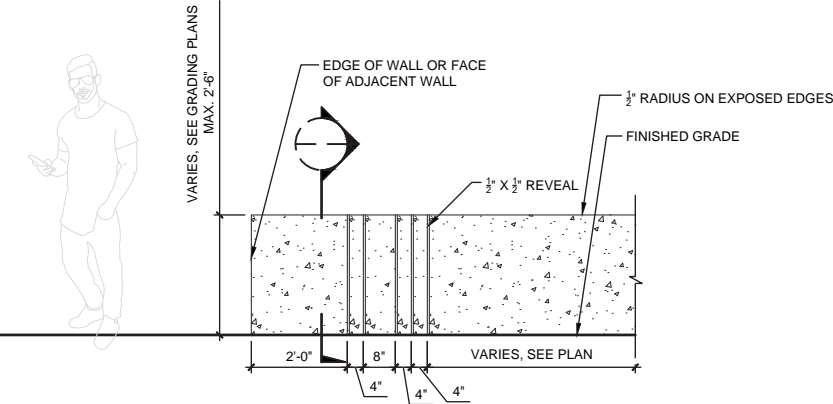
south elevation



west elevation



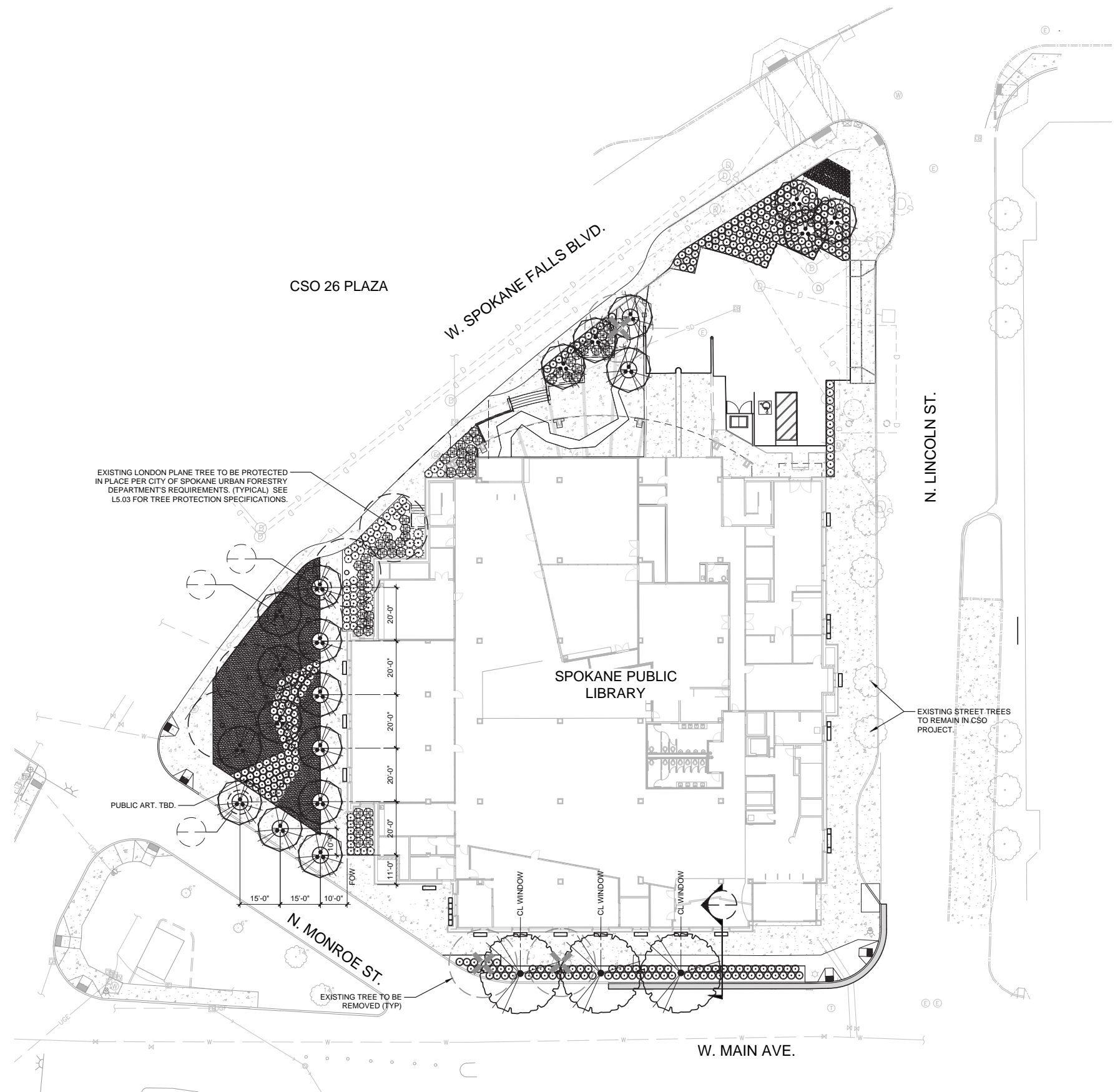
corner sign elevation



typical site wall elevation

## advisory action 3

The Design Review Board is supportive of the West Bosque and the applicant is encouraged to further develop the concept.



West Bosque - existing london plane tree to be protected. Trees, grass, and public art to be included.

## advisory action 4

The applicant is encouraged to further develop the Primary Building Entry's proposed treatment (located at the facility's southeast corner). The Design Review Board considers this an opportunity to fully realize the creative potential of the existing facility in a fully integrated manner.



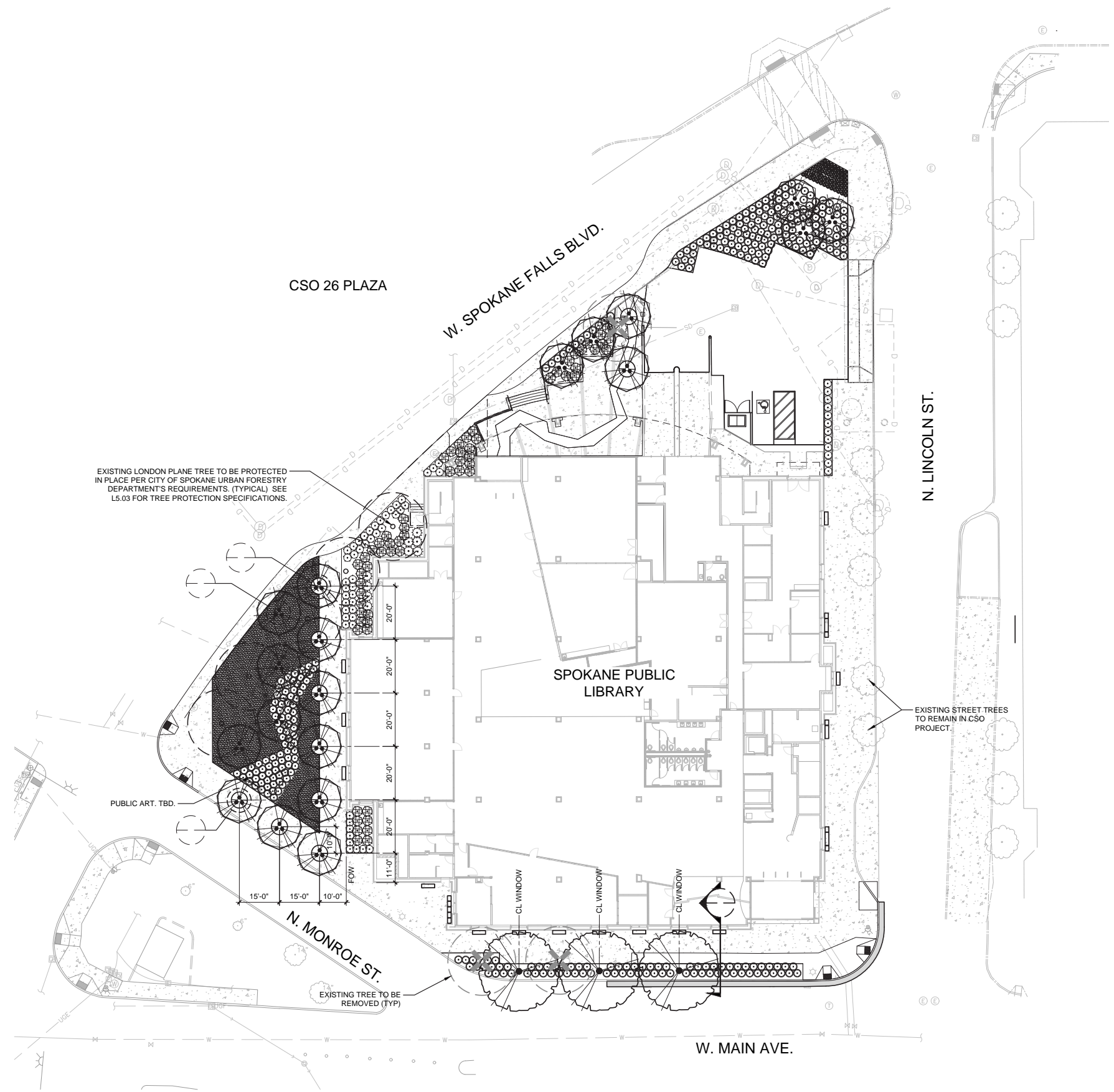


Southeast Entry



## advisory action 5

The applicant is encouraged to continue discussion with City Engineering to resolve bus turning movements (norhbound on Lincoln onto westbound Main), and the potential for a widened public realm along Main Street.

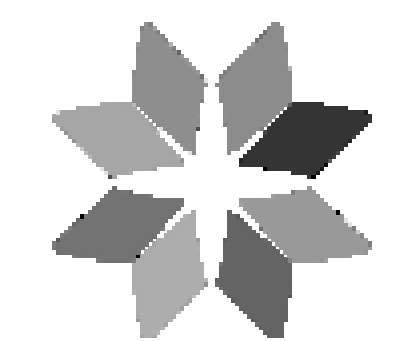
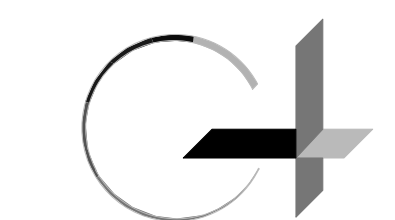
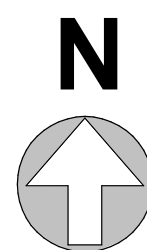
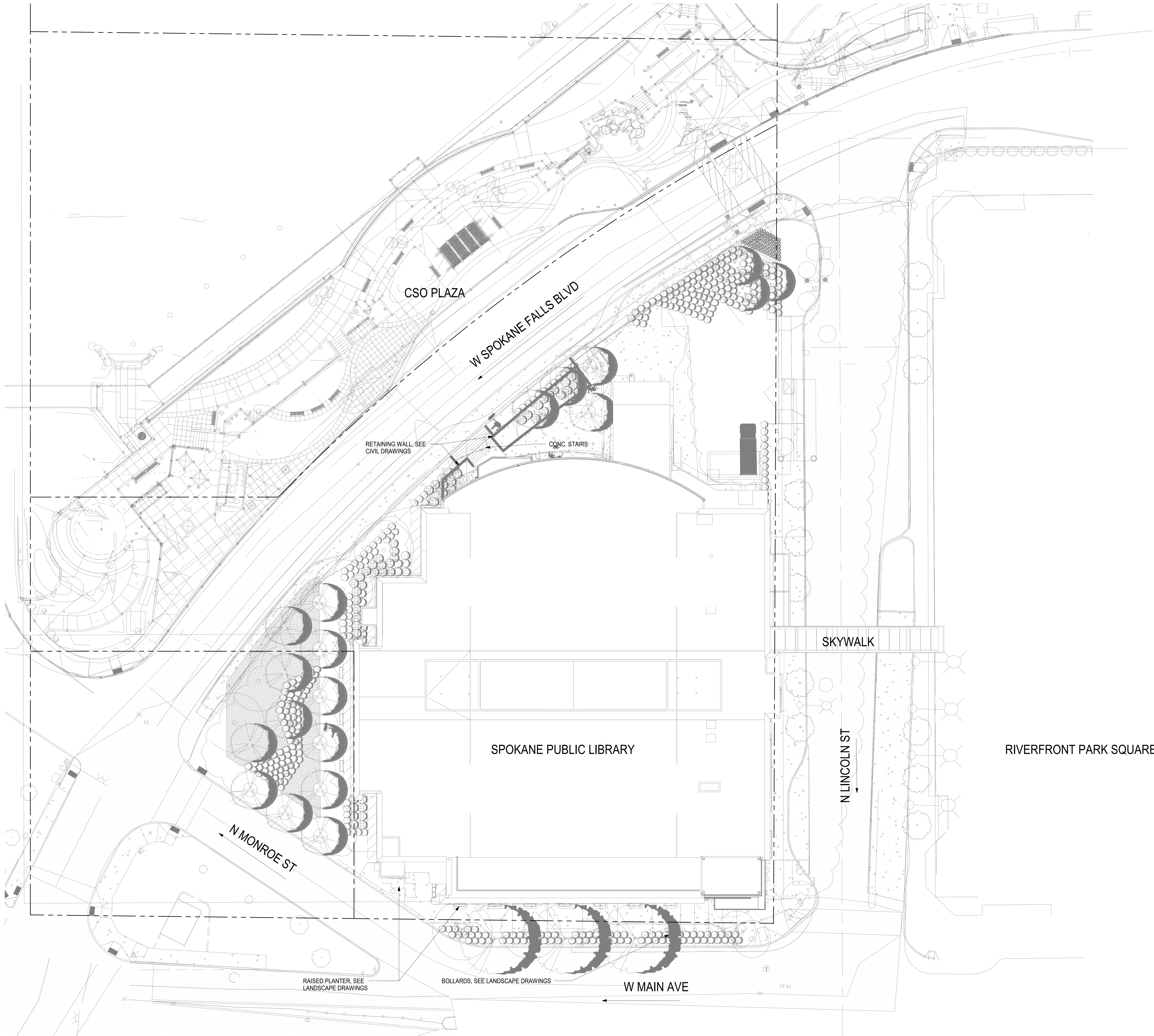


The parallel drop off space has been removed to add a widened public realm along W. Main Ave. and continue the pedestrian experience to River Park Square. Turning movements have been observed to not utilize this space and a planting buffer is provided to soften this transition.





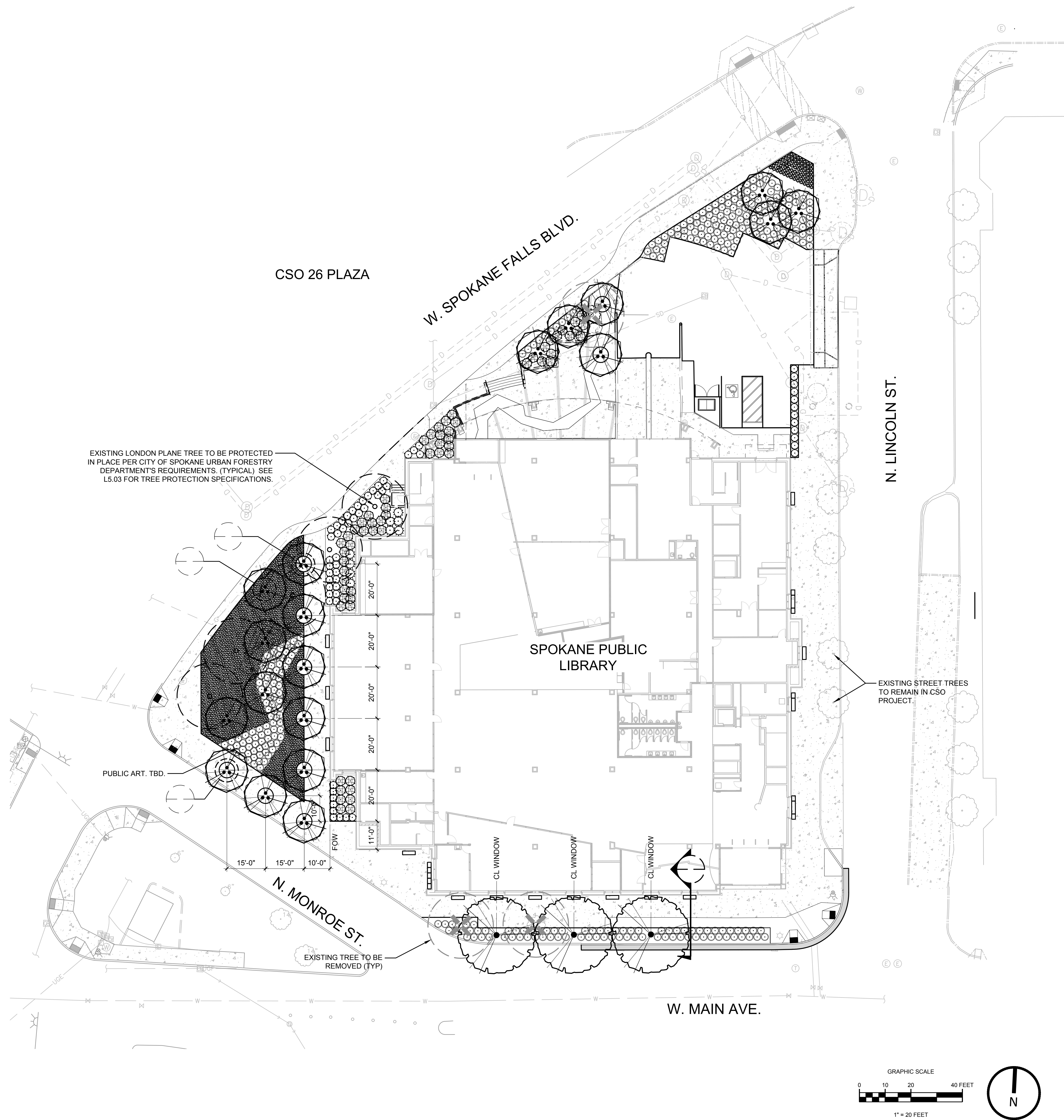




Project Arch:	Mark Dalley
WA REG.	----
PROJECT:	18515-03
ISSUE	----
COST ESTIMATING	2019-05-13
COST ESTIMATING	2019-09-13
GC/CM COST ESTIMATING	2019-09-27
100% DD SET	2019-10-07
50% CD GC/CM ESTIMATING SET	2019-12-16

REVISION #	DATE
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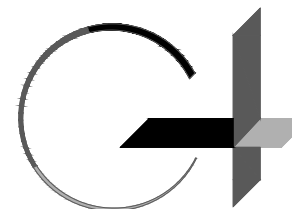




PLANT SCHEDULE				
TREE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CERCIS CANADENSIS	EASTERN REDBUD MULTI TRUNK	7-8 HT. MULTI TRUNK	10
	SYNCHIZA DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE	2" CAL.	5
SHRUBS				
	BOTANICAL NAME	COMMON NAME	CONT.	QTY
	FESTUCA GLAUCA 'SEASIDE BLUE'	SEASIDE BLUE FESCUE	1 GAL.	75
	HELIOTROPICUM SPERMATOPHYTES 'SAPPHIRE'	BLUE DAY GRASS	2 GAL.	60
	ELIXA MESSERIGAE 'HECKENSTADT'	CASTLE WALL BLUE HOLLY	3 GAL.	6
	MAHONIA REPENS	CREeping MAHONIA	3 GAL.	54
	MICANTHUS SHINENSIS 'LITTLE ZEBRA'	DWARF ZEBRA GRASS	2 GAL.	302
GROUND COVERS				
	BOTANICAL NAME	COMMON NAME	CONT.	SEEDING QTY
	TURF SOG	DROUGHT TOLERANT FESCUE BLEND	500	2,145 SF

### GENERAL PLANTING NOTES

- THESE PLANS ARE CONSIDERED INCOMPLETE WITHOUT THE ACCOMPANYING SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS OR DIFFERENCES BETWEEN SITE CONDITIONS AND THE PLANS ARE ENCOUNTERED. SEE SPECIFICATIONS FOR REQUIRED OWNER AND LANDSCAPE ARCHITECT INSPECTIONS.
- PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY SITE CONDITIONS MATCH THE APPROVED LANDSCAPE PLANS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES INCLUDING UTILITY ENCLOSURES AND VAULTS, FIRE HYDRANTS, STREET AND SAFETY SIGNAGE, LIGHT POLES, CURBS, AND WALKWAYS.
- VERIFY SUB-GRADE PREPARATION HAS BEEN COMPLETED PRIOR TO LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR ACCEPTS SUB-GRADES UPON COMMENCEMENT OF WORK. OBTAIN WRITTEN APPROVAL OF FINISHED GRADES FROM PROJECT CIVIL ENGINEER PRIOR TO PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATIONS OF ALL UTILITIES PRIOR TO PLANTING. CALL FOR UTILITY LOCATES PRIOR TO EXCAVATION.
- VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS ON THE PLAN SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
- CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- PROVIDE TEMPORARY IRRIGATION TO LAWN AND PLANTING AREAS OUTSIDE THE LIMITS OF WORK.
- NO TREE SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.
- CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ACCORDING TO DETAIL V-101 AND V-102 ON SHEET L502. AFTER PLANTING IF TREES ARE UNSTABLE STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE AFTER 6 MONTHS TREE MAY NEED TO BE REPLACED.



GROUP 4

ARCHITECTURE  
RESEARCH +  
PLANNING, INC



SPOKANE  
PUBLIC LIBRARY  
DOWNTOWN

906 W MAIN AVE  
SPOKANE  
WA 99201

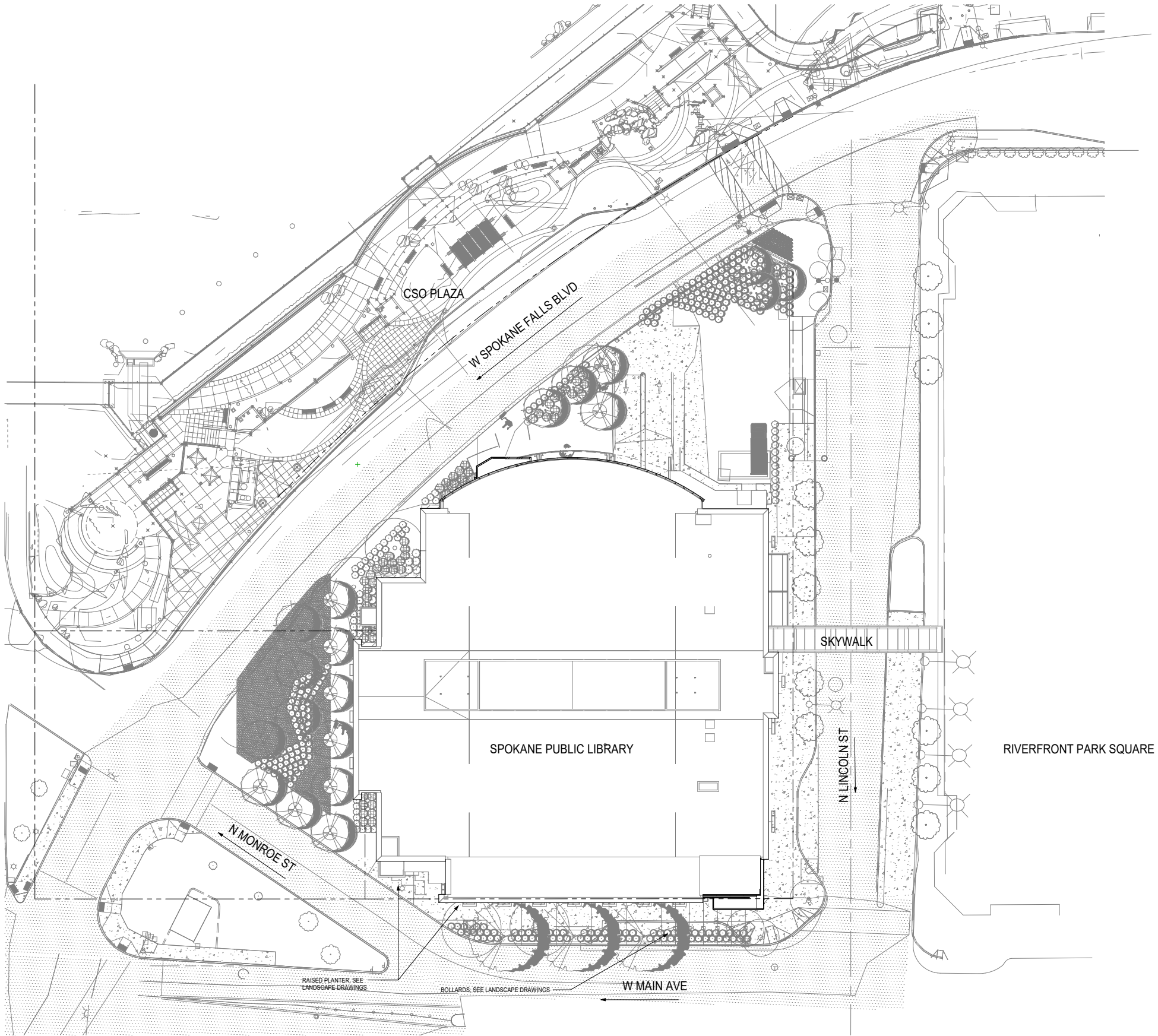
SPOKANE PUBLIC  
LIBRARY  
906 W MAIN AVE  
SPOKANE, WA 99201

Project	Mark
WAC REG.	Doley
PROJECT:	18515-03
ISSUE	----
COST ESTIMATING	2019-05-13
COST ESTIMATING	2019-09-13
GC/CM COST ESTIMATING	2019-09-27
100% DD SET	2019-10-07

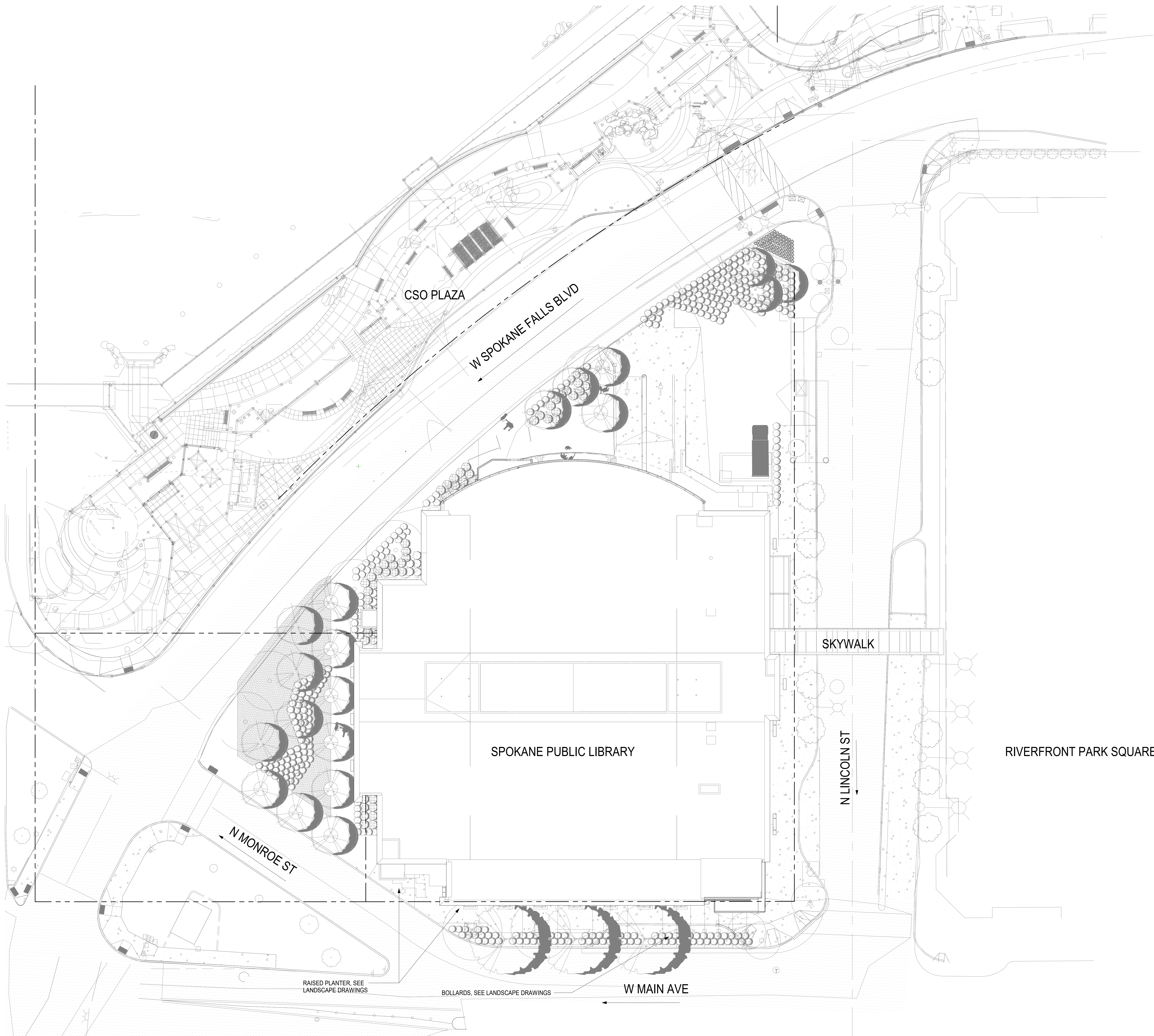
REVISION # DATE

SHEET TITLE AND NO.  
PLANTING PLAN











# Downtown Library

## 1 - Program Review/Collaborative Workshop

### Design Review Staff Report

August 23, 2019


**Staff:**

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

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

Neighborhood & Planning Services Department

**Applicants:**

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

Renae Webster, Integrus Architecture  
(509) 838-2194  
[rwebster@integrusarch.com](mailto:rwebster@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. Advisory Actions 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 and Development Services.

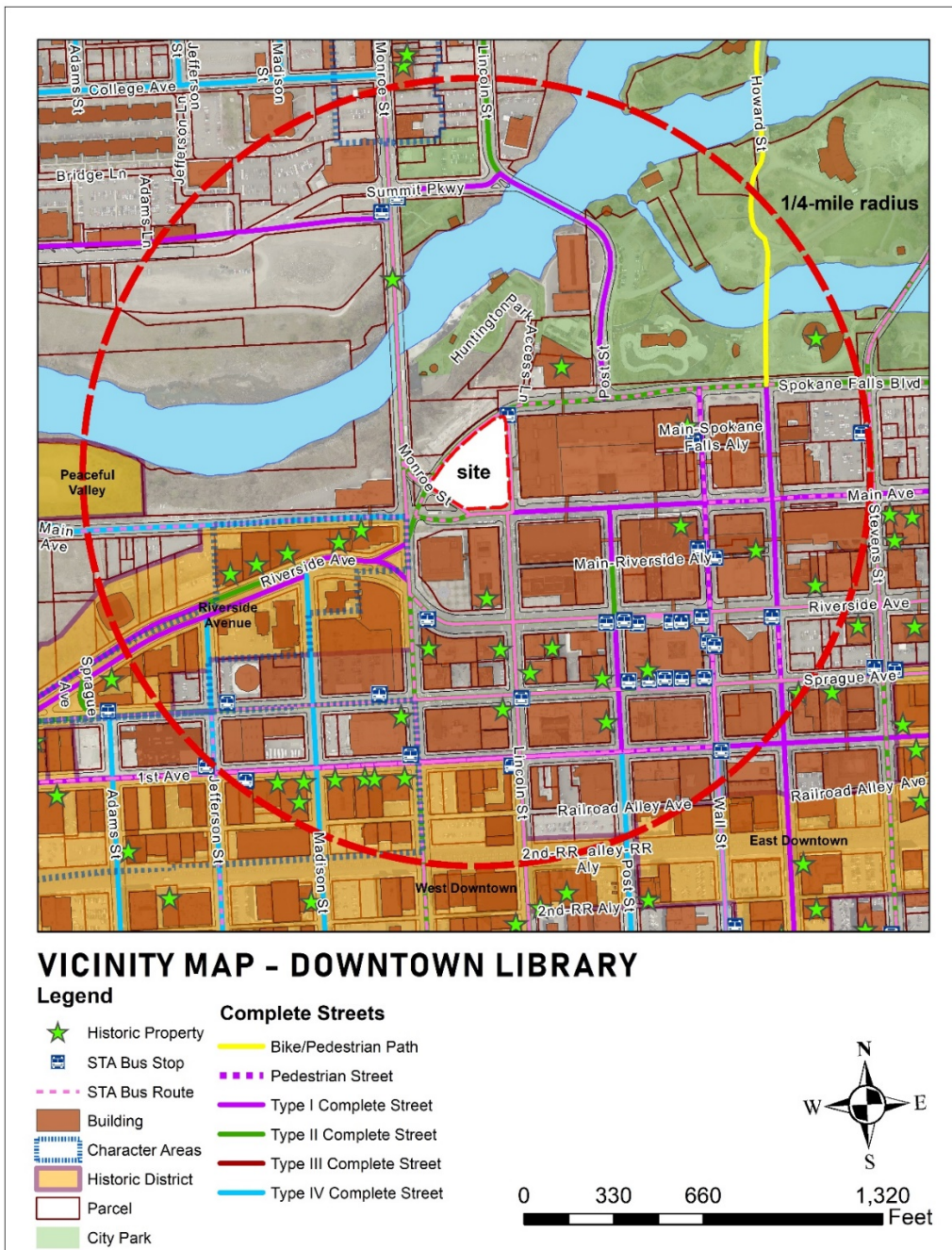
## Project Description

Please see applicant's submittal information.

## Location & Context

The site is located within the Riverside neighborhood at 906 W Main Avenue in downtown Spokane. It is bordered to the south by Main Avenue, Spokane Falls Boulevard to the north and west, Monroe Street to the southwest, and Lincoln Street to the east. All streets surrounding the downtown library are classified as both principal arterials and Class II Complete Streets. The new CSO Park is just across Spokane Falls Boulevard to the north and northwest, directly adjacent to the new rear entrance to the library. Riverfront Park Square Shopping Center is to the east of the site and is connected by a skywalk on the second floor. The post office is located south of the site, however its public entrances are on Lincoln and Riverside. There are 28 historic buildings and structures located within a 5-minute walk of the subject site. The site is located 2-3 blocks north of the East & West Downtown Historic Districts, and directly across the Main & Monroe intersection from the Riverside Avenue Historic District and Character Area.





## Character Assets

The site is the western-most anchor to the Main Street shopping area, and has desirable views of the river out the second and third floor windows. A bus stop for multiple frequent routes is located at the northeast corner of the site, and a bus stop is proposed at the island to the south of the site, near the statue of Lincoln. 13 city trees are on the site, several of which have been damaged during construction and have been slated to be replaced. The public right-of-way for the portion of Lincoln Street adjacent to the site is approximately 20-feet east of the portion south the site, providing a long view terminus north (up Lincoln Street) to the Library's primary entrance at the SEC of Lincoln & Main. Currently there is a considerably established pedestrian desire line (rutted foot path) that runs from the subject site near the Library's southwest corner to the grassed island with the Lincoln Sculpture – and plans in the future for a future bus shelter located on the island (see illustration).



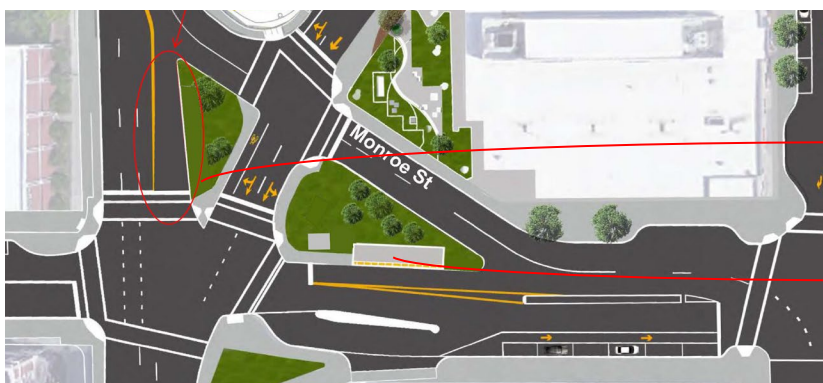
## SITE MAP - DOWNTOWN LIBRARY

### Legend

- Tree Inventory
- Building
- 5' Contour
- 1' Contour
- Parcel



0 80 160 320 Feet



Proposed contra-flow bus lane

Future Bus Shelter

Figure 1. Future bus shelter location



## Regulatory Analysis

### Zoning Code Requirements

The project site is zoned DTC-100 (Downtown Core with a 100' height limit). 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.

### Section 17C.124.500 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.124.510 through SMC 17C.124.580 follow [SMC 17C.124.015](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

**Per SMC [17C.124.550](#)** Ground Level Details – Building Design, specifically:

The purpose of this section states “*to ensure that buildings along any street display the greatest amount of visual interest and reinforce the character of the streetscape.*” This project may not have fully met the purpose of this section, due to the lack of pedestrian-scale elements.

**Per SMC [17C.124.570](#)** Treating Blank Walls – Building Design, specifically:

The purpose of this section is “*to mitigate blank walls by providing visual interest.*” This project may have an opportunity to further activate the building’s façade.

**Per SMC [12.05.030](#)** Sustainable Public Building Requirements, specifically:

The purpose of this section is to ensure that “*All Capital Improvement projects constituting new construction, an addition, or renovations that involve substantial modification to all three of the major systems – mechanical, electrical, and plumbing - of a City-owned building and impacting 5,000 or greater gross square feet shall meet a minimum LEED Silver rating through the appropriate rating system... (such) projects qualifying for LEED certification shall be registered through the U.S. Green Building Council.*” The applicant may want to review the project design to ensure that any LEED Silver rating requirements are reflected in the building’s exterior design.

## City of Spokane Comprehensive Plan

[Comprehensive Plan link](#)

**LU 1: CITY-WIDE LAND USE:** Goal: Encourage the enhancement of the public realm.

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

**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 5.3 Off-Site Impacts:** Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

**LU 5.5 Compatible Development:** Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

**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 B: PROVIDE TRANSPORTATION CHOICES:** Meet mobility needs by providing facilities for transportation options – including walking, bicycling, public transportation, private vehicles, and other choices.

**TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS:** 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 2 Transportation Supporting Land Use:** Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

**TR 13 Infrastructure Design:** Maintain and follow design guidelines (including national guidelines such as MUTCD, NACTO, AASHTO) reflecting best practices that provide for a connected infrastructure designed for our climate and potential emergency management needs, and respecting the local context. Local context may guide signage and elements such as traffic calming, street furniture, bicycle parking, and community spaces. Accessibility guidelines and emergency management needs will be maintained.

**TR 20 Bicycle/Pedestrian Coordination:** Coordinate bicycle and pedestrian planning to ensure that projects are developed to meet the safety and access needs of all users.

**DP 1 PRIDE AND IDENTITY:** Goal: Enhance and improve Spokane's visual identity and community pride.

**DP 1.1 Landmark Structures, Buildings, and Sites:** Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

**DP 1.3 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 2.5 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 2.11 Improvements Program:** Facilitate improvements such as sidewalks, street improvements, street trees, sewers, and parks in neighborhoods and commercial areas designated for higher density development.

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

**DP 4.1 Downtown Residents and Workers:** Encourage investments and create opportunities that increase the number of residents and workers in downtown Spokane.

**DP 4.2 Street Life:** Promote actions designed to increase pedestrian use of streets, especially downtown, thereby creating a healthy street life in commercial areas.

**DP 4.3 Downtown Services:** Support development efforts that increase the availability of daily needed services in downtown Spokane.

**NE 12 URBAN FOREST:** Goal: Maintain and enhance the urban forest to provide good air quality, reduce urban warming, and increase habitat.

**NE 12.1 Street Trees:** Plant trees along all streets.

**NE 13 CONNECTIVITY:** Goal: Create a citywide network of paved trails, designated sidewalks, and soft pathways that link regional trails, natural areas, parks, sacred and historical sites, schools, and urban centers.

**NE 13.1 Walkway and Bicycle Path System:** Identify, prioritize, and connect places in the city with a walkway or bicycle path system.

**NE 13.2 Walkway and Bicycle Path Design:** Design walkways and bicycle paths based on qualities that make them safe, functional, and separated from automobile traffic where possible.

**SH 3: ARTS AND CULTURAL ENRICHMENT:** Goal: Support community image and identity through the arts and accessible art activities.

**SH 3.4 One Percent for Arts:** Encourage private developers to incorporate an arts presence into buildings and other permanent structures with a value of over \$25,000 by allocating one percent of their project's budget for this purpose.

**SH 3.7 Support Local Artists:** Solicit local artists to design or produce functional and decorative elements for the public realm, whenever possible.

# **City of Spokane Downtown Plan**

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

## **2.2 BUILT FORM AND CHARACTER**

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

*Objectives:*

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

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

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

*Objectives:*

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

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

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

*Objectives:*

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

## **2.6 ENVIRONMENTAL STEWARDSHIP**

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

*Objectives:*

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

## **Downtown Design Guidelines**

[Downtown Design Guidelines link](#)

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

The three overarching principles supported throughout the guidelines are:

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



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

### A-1 Respond to the Physical Environment

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

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

### B-1 Respond to the Neighborhood Context

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

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

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

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

### C-1 Promote Pedestrian Interaction

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

### C-4 Reinforce Building Entries

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

### C-5 Consider Providing Overhead Weather Protection

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

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

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

## **D: Public Amenities- Enhancing the Streetscape and Open Spaces**

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

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

### D-2 Enhance the Buildings with Landscaping

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

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

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

### D-5 Provide Adequate Signage

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

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

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

#### D-7 Design for Person Safety and Security

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

#### D-8 Create “Green Streets”

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

### **E: Vehicular Access and Parking- Minimizing Adverse Impacts**

#### E-1 Minimize Curb Cut Impacts

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

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

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

## **Topics for Discussion**

### **Neighborhood**

1. Is there an opportunity to improve pedestrian connections from the CSO park to the north and across the traffic island to the south (especially considering a new bus stop will be added at the island)?

### **Site**

2. Is there an opportunity to take advantage of the view terminus looking north, down Lincoln Street, to call attention to the library and its prominent entrance?
3. Is there an opportunity to improve the pedestrian flow around the site and across the myriad intersections?

Note: While not technically part of the Design Review Board's charge, are there ways to modify the vehicular access around the site that could address items #1 and #3?

### **Building**

4. Will any architectural features be added to the façade of the library in order to protect the sensitive documents and artifacts in the Northwest Room from ultraviolet exposure, now that it will be in a location with south-facing windows?
5. Given the LEED Silver rating requirements for this building (SMC 12.05.030), are there any specific window glazing or shading devices that may need to be incorporated in the facility or any site sustainability requirements – either of which may impact the project's design?

## **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  
“Fast Forward” Downtown Plan



# Downtown Library

## 1 - Program Review/Collaborative Workshop

August 28, 2019



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

**To :**  
 Renae Webster  
 Integrus Architecture  
 Caris O'Malley, Dep. Director  
 Spokane Public Library

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

Based on review of the materials submitted by the applicant and discussion during the August 28, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The applicant is encouraged to continue discussion with City Engineering to resolve and prioritize pedestrian circulation issues between the site and the CSO Plaza. In keeping with the City's Comprehensive Plan, the Design Review Board is highly in favor of prioritizing pedestrian flow over vehicular flow at this location (up to and including the future elimination of vehicle travel lanes).

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4: TRANSPORTATION, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5: DEVELOPMENT CHARACTER, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 13 Infrastructure Design, TR 20 Bicycle/Pedestrian Coordination, DP 1 PRIDE AND IDENTITY, DP 1.1 Landmark Structures, Buildings, and Sites, DP 1.3 Significant Views and Vistas, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.2 Street Life, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, and NE 13.2 Walkway and Bicycle Path Design.

***Please see the following Downtown Plan Goals:***

2.2 BUILT FORM AND CHARACTER, 2.3 MULTI-MODAL CIRCULATION AND PARKING, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

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

SMC 17C.124.550 Ground Level Details – Building Design, and SMC 17C.124.570 Treating Blank Walls – Building Design.

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

A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-2 Enhance the Buildings with Landscaping, D-4 Provide Elements That Define the Place, and D-7 Design for Person Safety and Security.

2. **The applicant shall return to the board a further detailed design for the enhancement of pedestrian realm elements along the building's base, along all sides of the building.**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5: DEVELOPMENT CHARACTER, LU 5.5 Compatible Development, TR 20 Bicycle/Pedestrian Coordination, DP 1 PRIDE AND IDENTITY, DP 1.1 Landmark Structures, Buildings, and Sites, DP 1.3 Significant Views and Vistas, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.1 Downtown Residents and Workers, DP 4.2 Street Life, DP 4.3 Downtown Services, NE 12 URBAN FOREST, NE 12.1 Street Trees, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, SH 3: ARTS AND CULTURAL ENRICHMENT, SH 3.4 One Percent for Arts, and SH 3.7 Support Local Artists.

***Please see the following Downtown Plan Goals:***

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3. **The Design Review Board is supportive of the West Bosque and the applicant is encouraged to further develop the concept.**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5: DEVELOPMENT CHARACTER, LU 5.5 Compatible Development, TR 20 Bicycle/Pedestrian Coordination, DP 1 PRIDE AND IDENTITY, DP 1.1 Landmark Structures, Buildings, and Sites, DP 1.3 Significant Views and Vistas, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.2 Street Life, DP 4.3 Downtown Services, NE 12 URBAN FOREST, NE 12.1 Street Trees, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, SH 3: ARTS AND CULTURAL ENRICHMENT, SH 3.4 One Percent for Arts, and SH 3.7 Support Local Artists.

***Please see the following Downtown Plan Goals:***

2.2 BUILT FORM AND CHARACTER, 2.3 MULTI-MODAL CIRCULATION AND PARKING, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.



***Please see the following Spokane Municipal Code(s):***  
SMC 17C.124.550 Ground Level Details – Building Design.

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

A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-2 Enhance the Buildings with Landscaping, D-4 Provide Elements That Define the Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Person Safety and Security.

- 4. The applicant is encouraged to further develop the Primary Building Entry's proposed treatment (located at the facility's southeast corner). The Design Review Board considers this an opportunity to fully realize the creative potential of the existing facility in a fully integrated manner.**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5: DEVELOPMENT CHARACTER, LU 5.5 Compatible Development, DP 1 PRIDE AND IDENTITY, DP 1.1 Landmark Structures, Buildings, and Sites, DP 1.3 Significant Views and Vistas, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 4.2 Street Life, SH 3: ARTS AND CULTURAL ENRICHMENT, SH 3.4 One Percent for Arts, and SH 3.7 Support Local Artists.

***Please see the following Downtown Plan Goals:***  
2.2 BUILT FORM AND CHARACTER.

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

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

A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-2 Enhance the Buildings with Landscaping, D-4 Provide Elements That Define the Place, D-5 Provide Adequate Signage, and D-6 Provide Attractive and Appropriate Lighting.

- 5. The applicant is encouraged to continue discussion with City Engineering to resolve bus turning movements (northbound on Lincoln onto westbound Main), and the potential for a widened public realm along Main Street.**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4: TRANSPORTATION, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5: DEVELOPMENT CHARACTER, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, 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, TR 2 Transportation Supporting Land Use, TR 13 Infrastructure Design, DP 1 PRIDE AND IDENTITY, DP 1.1 Landmark Structures, Buildings, and Sites, DP 1.3 Significant Views and Vistas, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 4 DOWNTOWN

CENTER VIABILITY, DP 4.2 Street Life, DP 4.3 Downtown Services, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, and NE 13.2 Walkway and Bicycle Path Design.

***Please see the following Downtown Plan Goals:***

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A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define the Place, and D-7 Design for Person Safety and Security.

The Advisory Actions were approved by unanimous vote of the Design Review Board (7/0)

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

Steven Meek, Chair, Design Review Board

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



DESIGN REVIEW BOARD  
Shadle Library  
2 - RECOMMENDATION MEETING

FILE NO.DRB 1933

Design Review Staff Report

February 5, 2020



**Staff:**  
Dean Gunderson, Senior Urban Designer  
  
Taylor Berberich, Urban Designer  
  
Neighborhood & Planning Services  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

**Applicants:**  
  
Renae Webster, Integrus Architects  
[webster@integrusarch.com](mailto:webster@integrusarch.com)

## Background

The Design Review Board Collaborative Workshop was held on August 28, 2019.

*The following materials are supplemental to this report:*

- *Design Review Staff Report | Program Review/Collaborative Workshop, August 23, 2019;*
- *Design Review Board | Collaborative Workshop Recommendation, August 28, 2019;*
- *Link: Applicant's Submittal*

*\*Click on the blue boxes above to be taken to the associated 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 August 28, 2019 as follows(the applicant's responses are noted in *blue italics*, any further staff comments are noted in **bold**):

### *Design changes since the Collaborative Workshop:*

- *A sun study was performed to evaluate the effectiveness of the sunshades at the clerestory and it was determined that the sunshades were ineffective and therefore eliminated.*
- *Community garden was relocated to the south of the building off the program room to better support programming needs.*
- *Signage design has developed and will be discussed under advisory actions.*

### Advisory actions:

1. The applicant shall further develop the idea of a community garden (perhaps at a different location).

#### *Response:*

*The Discovery Garden has been relocated to the south of the building just outside the secondary program room exit. The garden is comprised of 7 raised beds enclosed by a metal fence and gate. This will allow for better access and supervision while providing a better connection to the park.*

2. The applicant shall return with a further developed concept for the landscaping and monument signage along the norther and northwest frontage; which should capitalize on the relationship between this outdoor space and the adjacent interior glazed library space.

*Response:*

*Monument signage will be a consistent theme throughout all libraries. Each library will have a color associated and incorporated in signage and wayfinding. The monument sign will be comprised of a vertical metal structure with push thru letters and illumination. Landscape has been further developed with tree, shrubs, and walkway placement. See attached packet for images.*

3. The applicant is encouraged to continue discussions with City Engineering and the Street Department to further pursue the development of a safe pedestrian crossing of Belt Street between the western entrance/ exit and the adjacent shopping center (with its continuous sidewalk).

*Response:*

*There will be a smaller plaza for the west entrance. Pathways are provided for future development of Belt crossing as an add alternate.*

**Further Staff Comment: the Shadle Neighborhood Plan has identified this crossing as a preferred location for an enhanced crossing. Please see the "additional information" section for more details on the Shadle Neighborhood Plan.**

4. The applicant shall further develop the plazas at the east and west entries.

*Response:*

*The east entrance will have a large plaza and the book drop has been further developed with a smaller canopy above. The west entrance will have a smaller plaza and an alternate for an additional pathway to N. Belt St.*

5. The applicant shall further develop the book drop and vehicular queuing to reduce pedestrian circulation conflicts (provide multiple views to demonstrate the refined condition).

*Response:*

*The book drop area has been further developed to show multiple cars queuing and pedestrian circulation conflicts reduced. See attached packet for multiple views.*

## Additional Information

At the time of the collaborative workshop on August 28, 2019, the [Shadle Area Neighborhood Plan](#) was still in process. On November 18, 2019, the plan was adopted by the Spokane City Council via resolution and can be utilized as a guiding document by the Design Review Board for projects in the Shadle area. Below are the plan goals and associated action items which are pertinent to the Glover Middle School Project.

### Goals (Beginning on page 25)

#### Goal 1: Keep the place safe

**Policy 1.1** Improve overall safety and perception of safety in the district center.

#### Goal 7: Allow ease of flow to, from, and within the Shadle area for all modes of transportation.

**Policy 7.1** Improve safety and enhance the experience for those getting around the district center by walking, bicycling, or taking public transit.



**Action Items (Beginning on page 29)**

- 6- Shadle Park, entire facility
- 7- Shadle Park, north-south axis
- 8- Belt, between Wellesley and Longfellow
- 12- Wellesley Ave, between Belt and Ash

Additional suggested topics for discussion by staff based on the December 19, 2019 submittal:

1. As the city hasn't currently prioritized the funding for any additional pedestrian accommodations along Belt Street, to accommodate possible increased pedestrian traffic from the Shadle Shopping Center and Glover Middle School to the expanded public library, is there an opportunity for the applicant to continue to work with the responsible city departments to assess the need for, and participate in the installation of, improvements to facilitate the continued safe pedestrian operations along Belt Street?

## 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

## Design Review Board Recommendation Meeting

TO: Design Review Board

FROM: Renae Webster  
Architectural Associate

DATE: December 19, 2019

SUBJECT: Shadle Library

### Design changes since the Collaborative Workshop:

- A sun study was performed to evaluate the effectiveness of the sunshades at the clerestory and it was determined that the sunshades were ineffective and therefore eliminated.
- Community garden was relocated to the south of the building off the program room to better support programming needs.
- Signage design has developed and will be discussed under advisory actions.

### Advisory actions:

1. The applicant shall further develop the idea of a community garden (perhaps at a different location).

#### Response:

The Discovery Garden has been relocated to the south of the building just outside the secondary program room exit. The garden is comprised of 7 raised beds enclosed by a metal fence and gate. This will allow for better access and supervision while providing a better connection to the park.

2. The applicant shall return with a further developed concept for the landscaping and monument signage along the norther and northwest frontage; which should capitalize on the relationship between this outdoor space and the adjacent interior glazed library space.

#### Response:

Monument signage will be a consistent theme throughout all libraries. Each library will have a color associated and incorporated in signage and wayfinding. The monument sign will be comprised of a vertical metal structure with push thru letters and illumination. Landscape has been further developed with tree, shrubs, and walkway placement. See attached packet for images.

3. The applicant is encouraged to continue discussions with City Engineering and the Street Department to further pursue the development of a safe pedestrian crossing of Belt Street between the western entrance/ exit and the adjacent shopping center (with its continuous sidewalk).



Response:

There will be a smaller plaza for the west entrance. Pathways are provided for future development of Belt crossing as an add alternate.

4. The applicant shall further develop the plazas at the east and west entries.

Response:

The east entrance will have a large plaza and the book drop has been further developed with a smaller canopy above. The west entrance will have a smaller plaza and an alternate for an additional pathway to N. Belt St.

5. The applicant shall further develop the book drop and vehicular queuing to reduce pedestrian circulation conflicts (provide multiple views to demonstrate the refined condition).

Response:

The book drop area has been further developed to show multiple cars queuing and pedestrian circulation conflicts reduced. See attached packet for multiple views.

# SHADLE LIBRARY SPOKANE PUBLIC LIBRARY

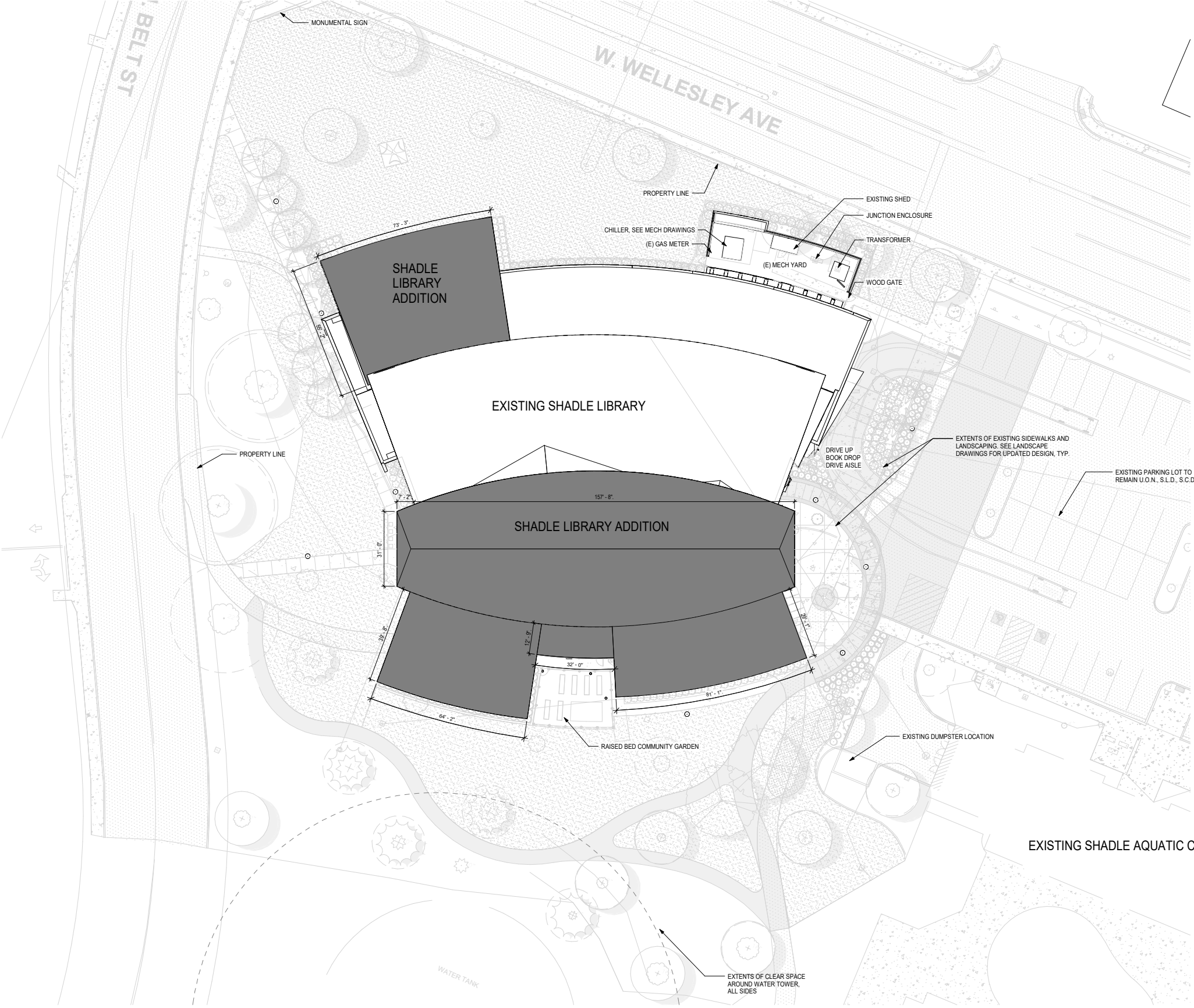
DESIGN REVIEW BOARD  
RECOMMENDATION MEETING



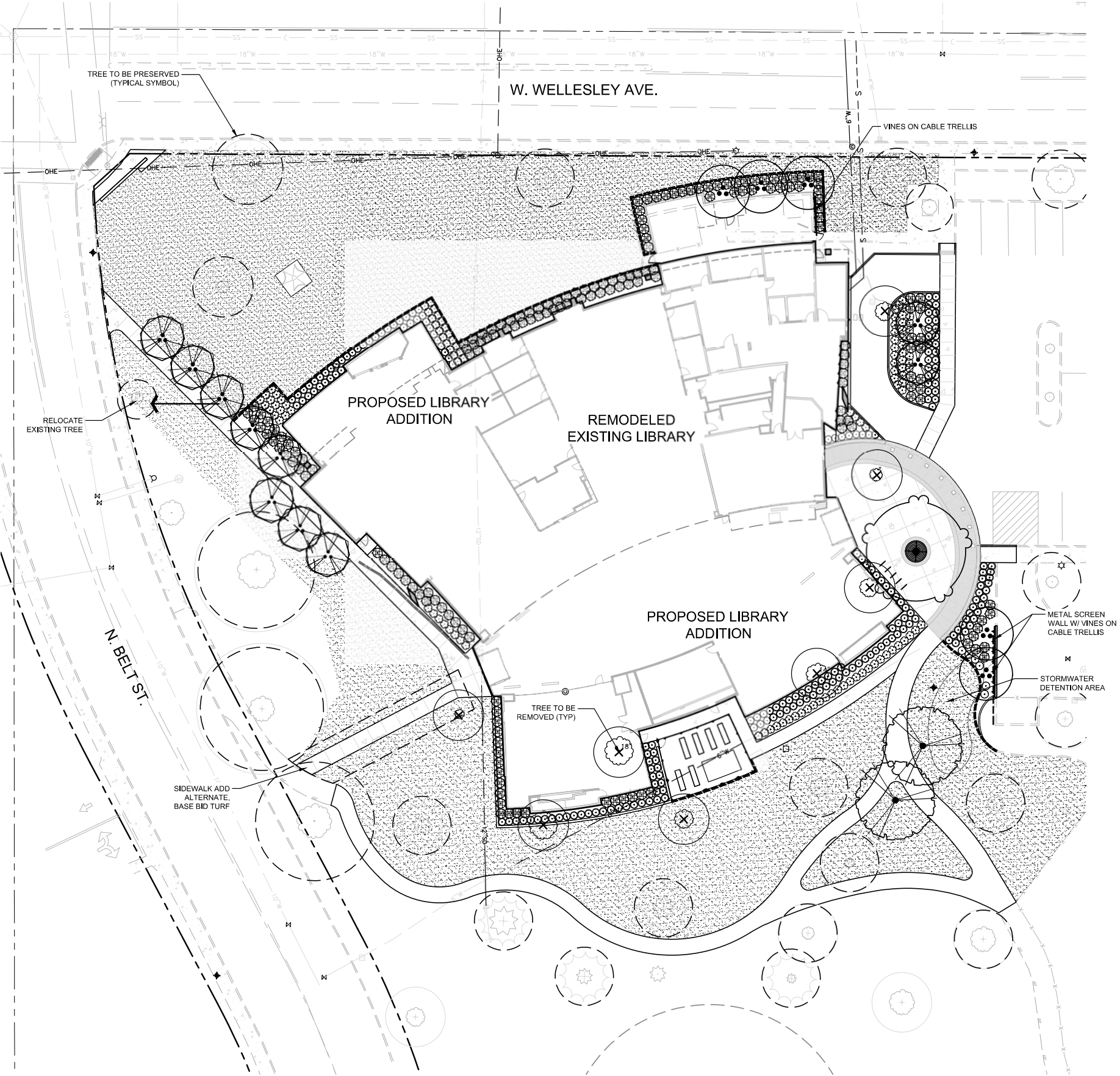


# site design

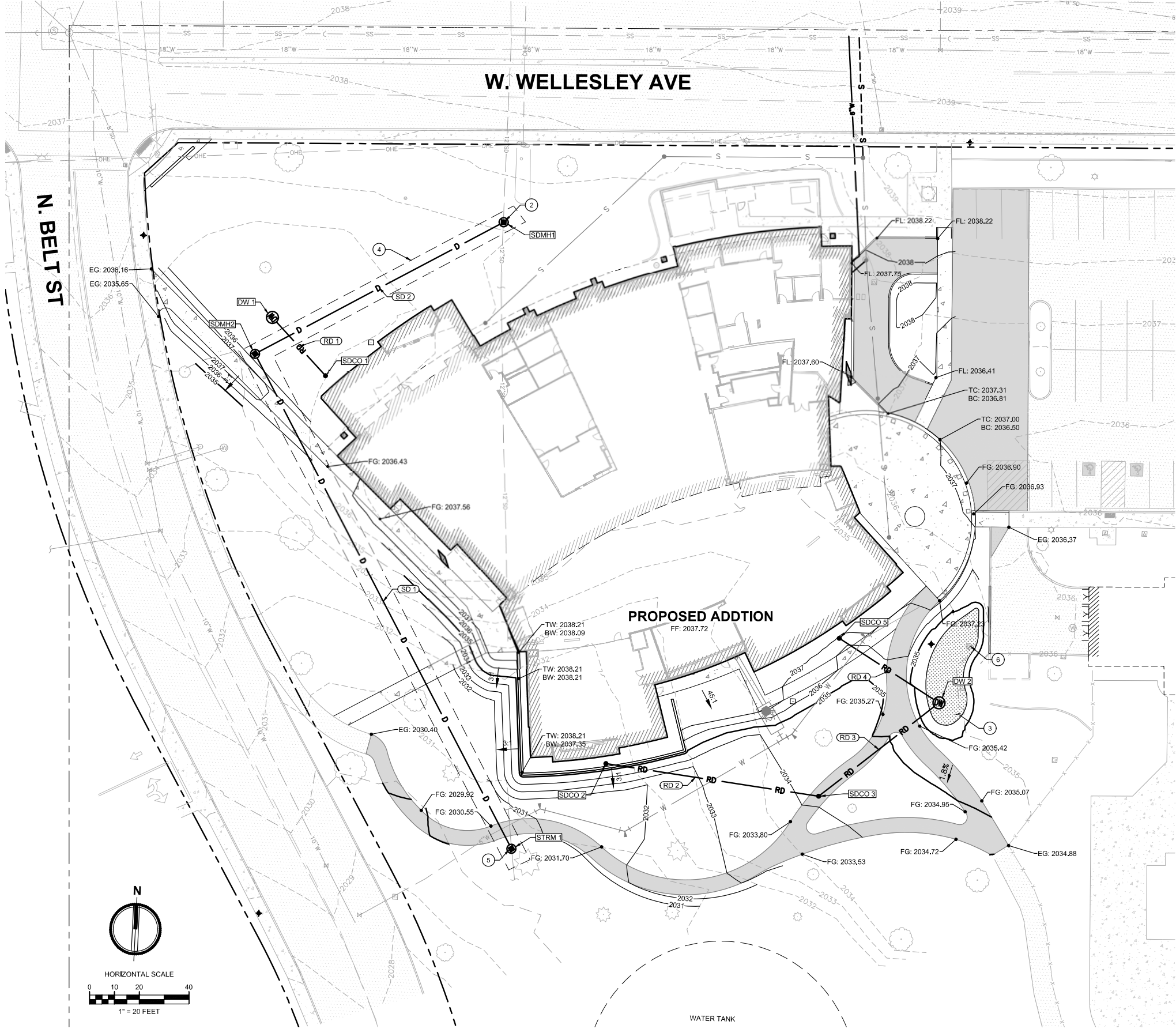








planting plan

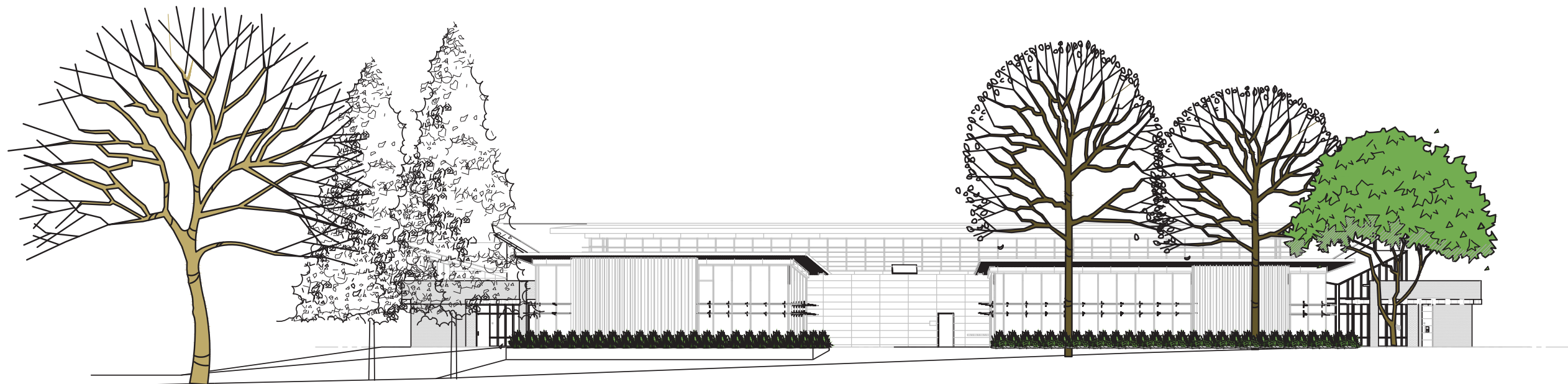


grading plan





north elevation



south elevation

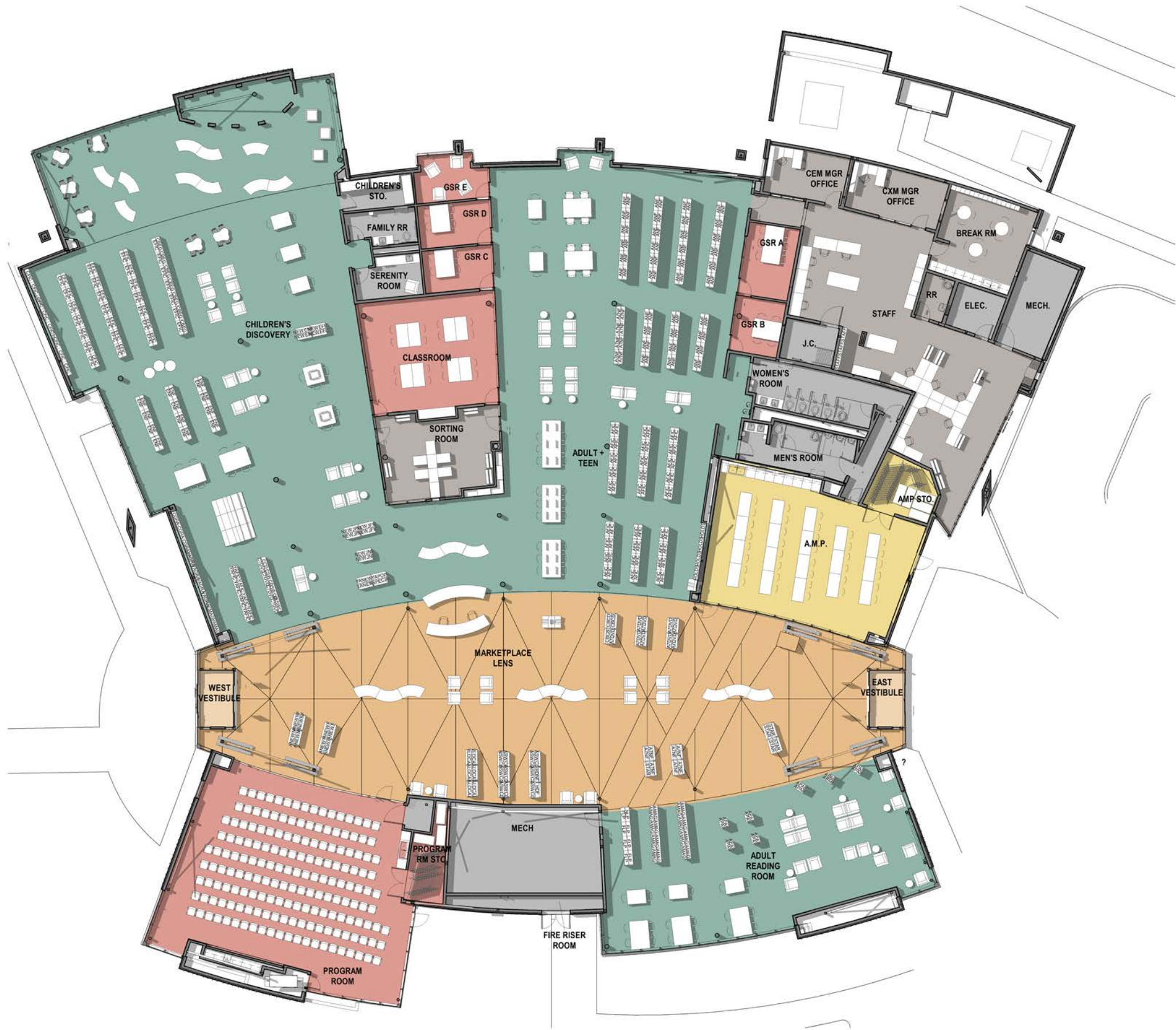


sight lighting



building  
design





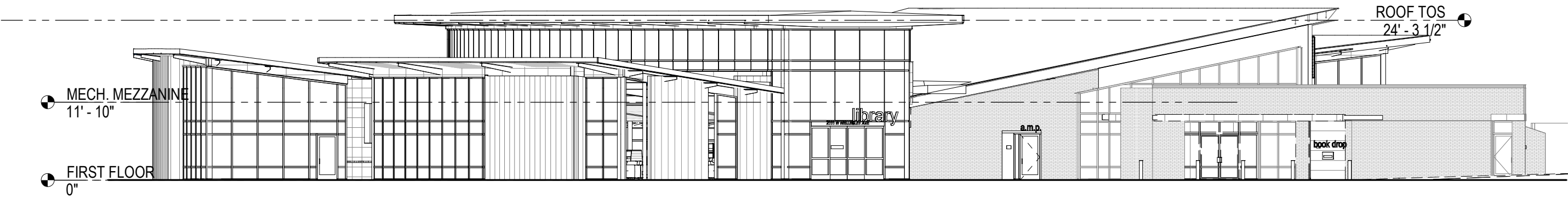
floor plan



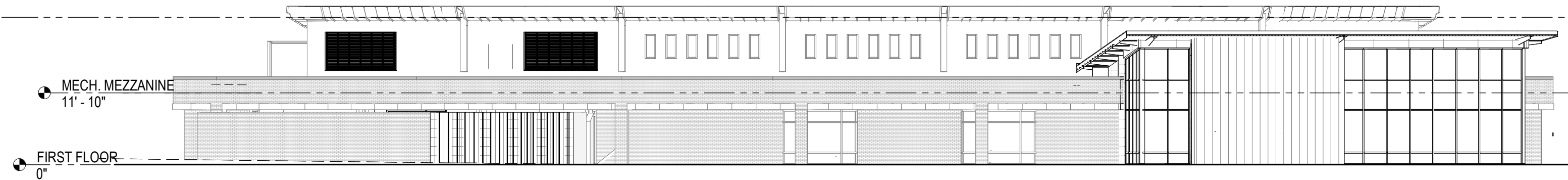


1/32" = 1'-0"

floor plan

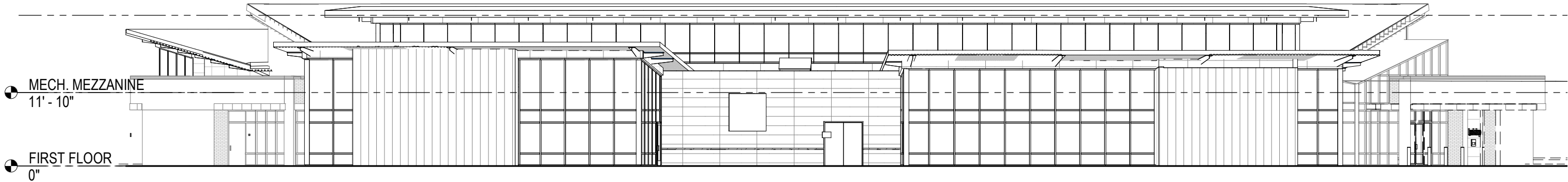


1 EL- EAST ELEVATION  
1/16" = 1'-0"

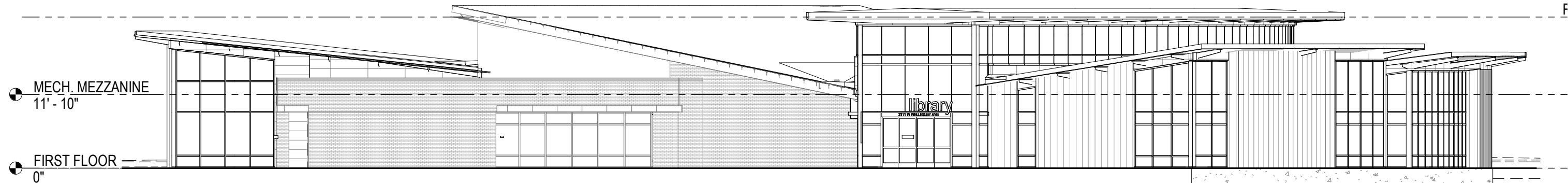


2 EL- NORTH ELEVATION  
1/16" = 1'-0"

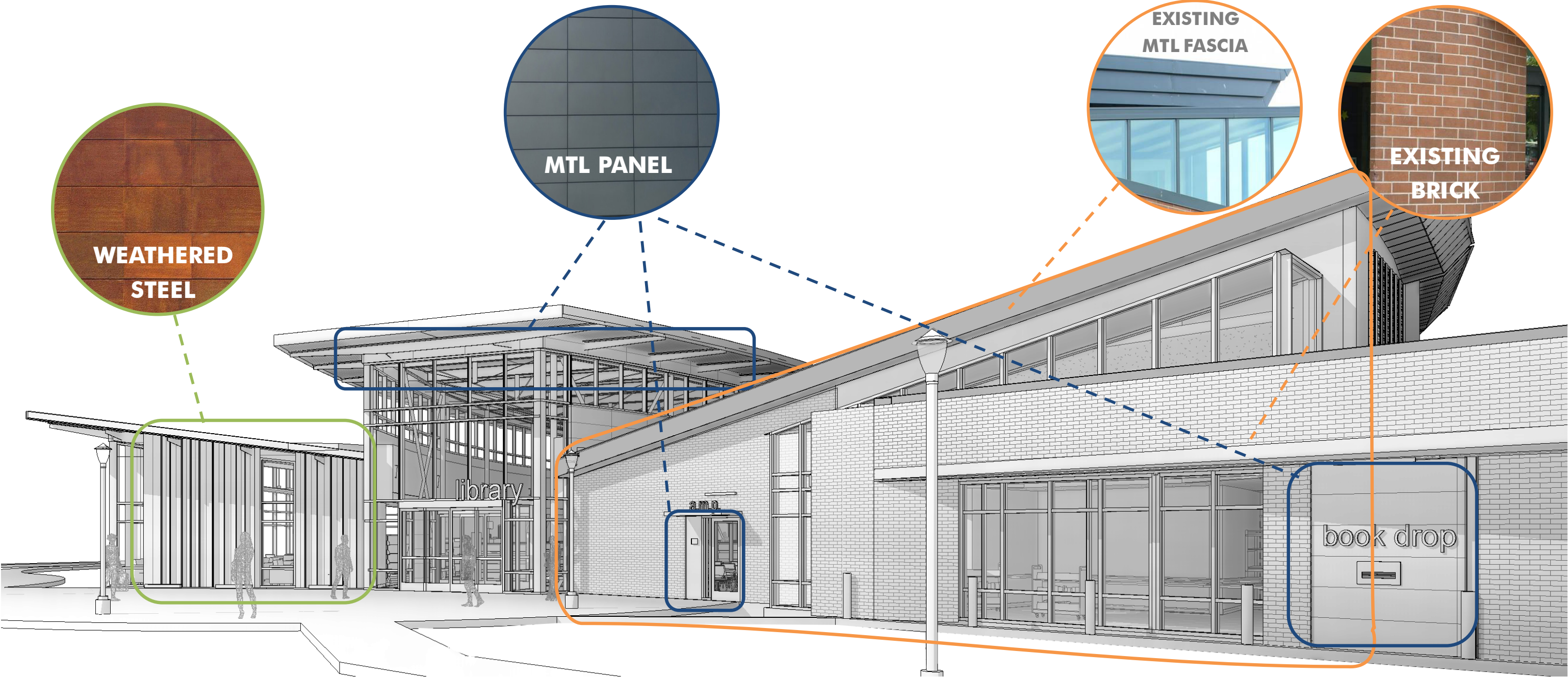




3 EL- SOUTH ELEVATION  
1/16" = 1'-0"

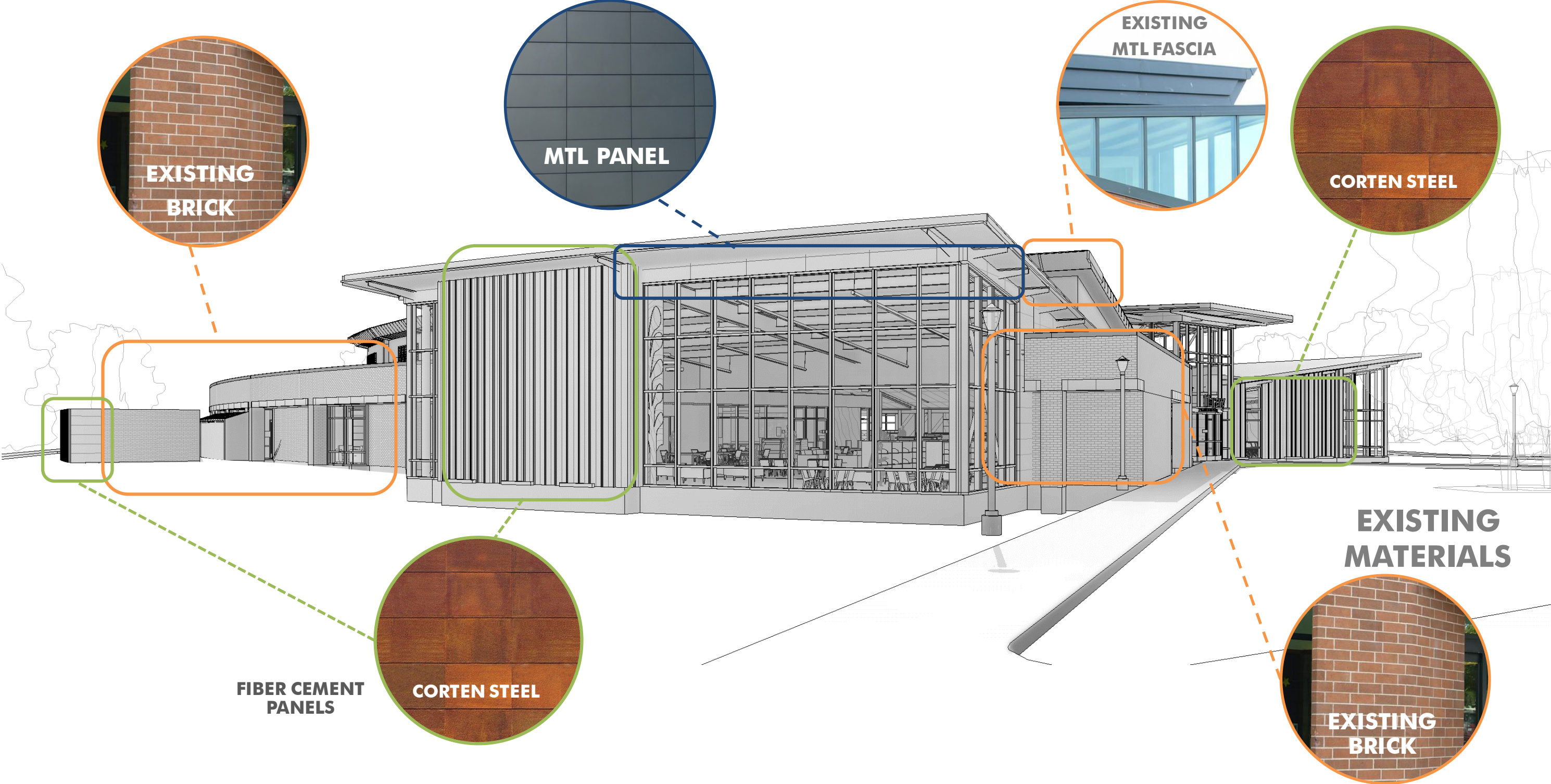


4 EL- WEST ELEVATION  
1/16" = 1'-0"



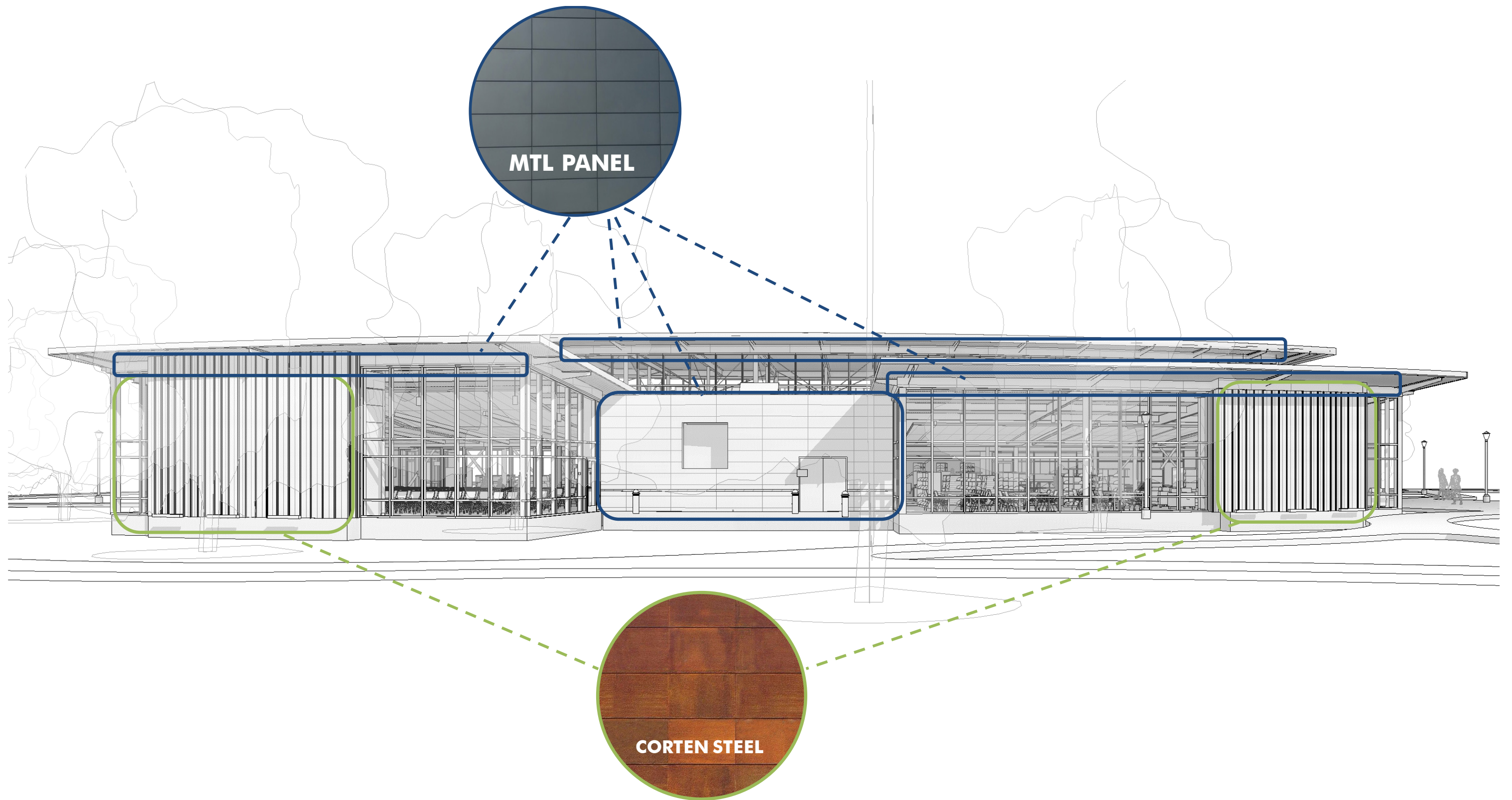
east elevation and materials





northwest elevation and materials





south elevation and materials

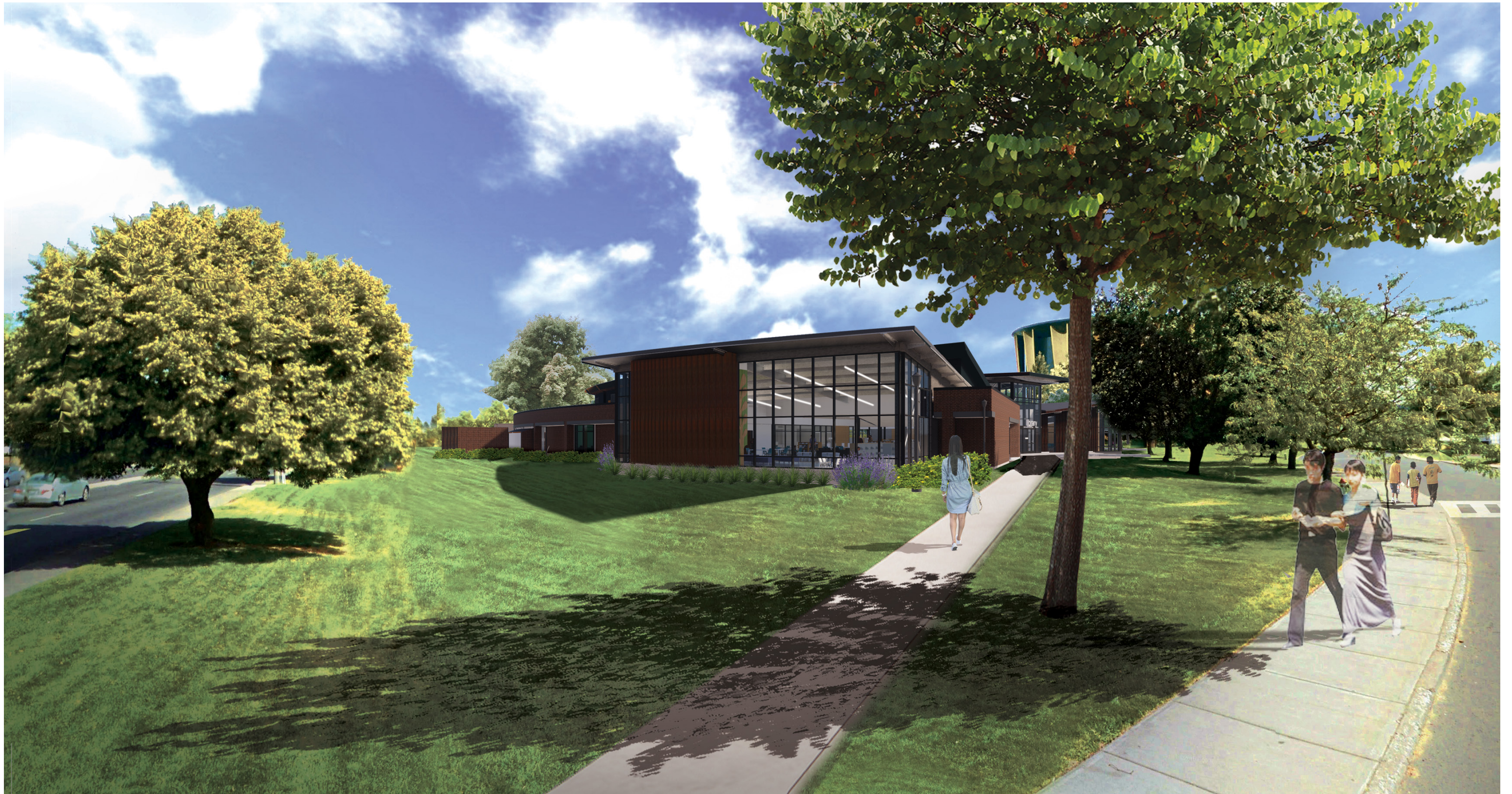




East Entry

## exterior perspectives





Corner of Wellseley and Belt St

## exterior perspectives





Marketplace

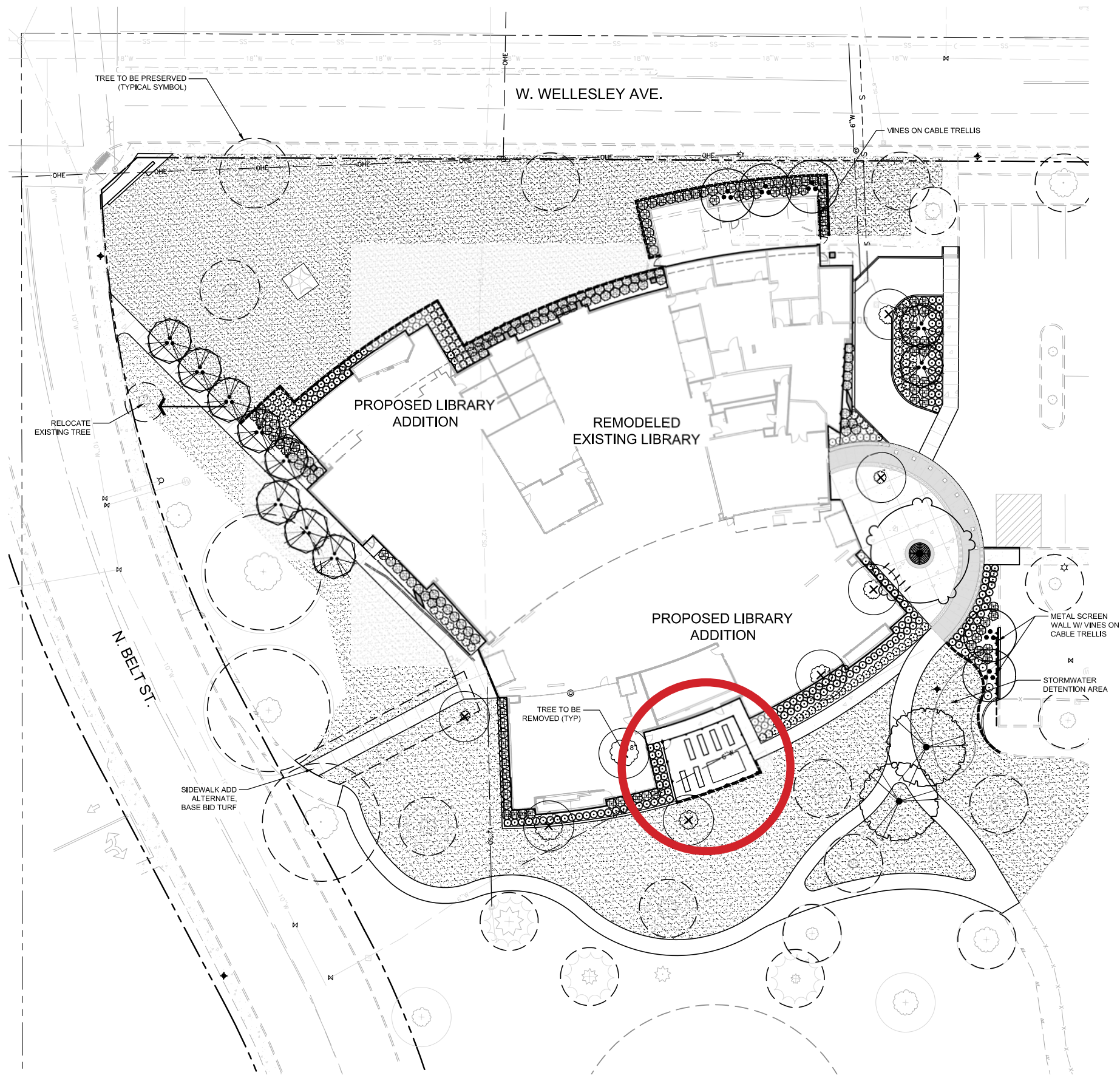
## interior perspectives



## advisory action 1

The applicant shall further develop the idea of a community garden (perhaps at a different location).





Discovery Garden has been relocated to the south of the building just outside the secondary program room exit. The garden is comprised of 7 raised beds enclosed by a metal fence and gate. This will allow for better access and supervision while providing a better connection to the park.

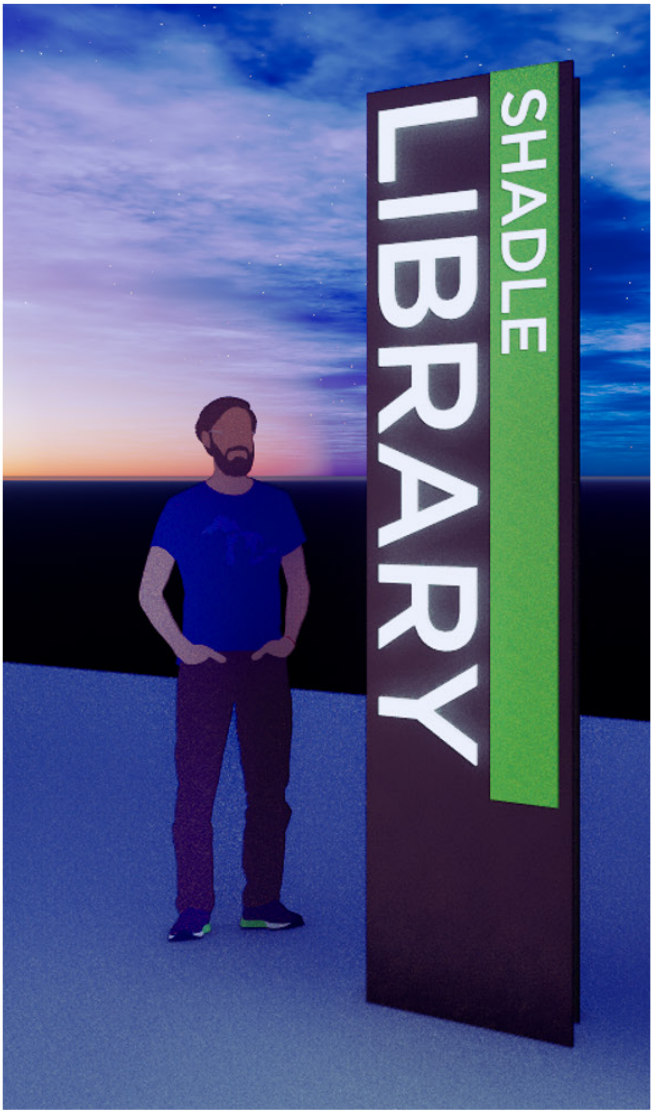
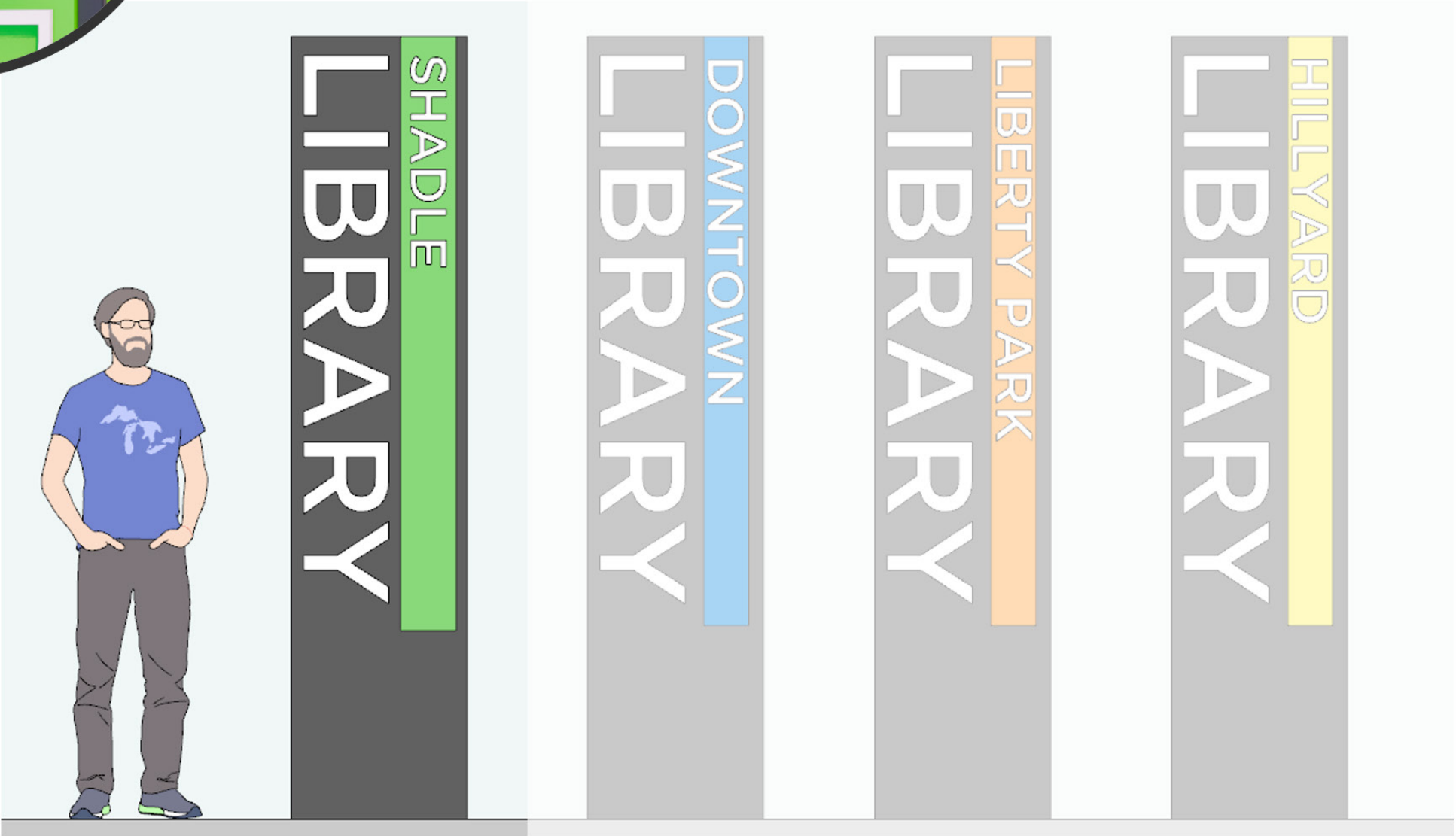
## advisory action 2

The applicant shall return with a further developed concept for the landscaping and monument signage along the north and northwest frontage; which should capitalize on the relationship between this outdoor space and the adjacent interior glazed library space.





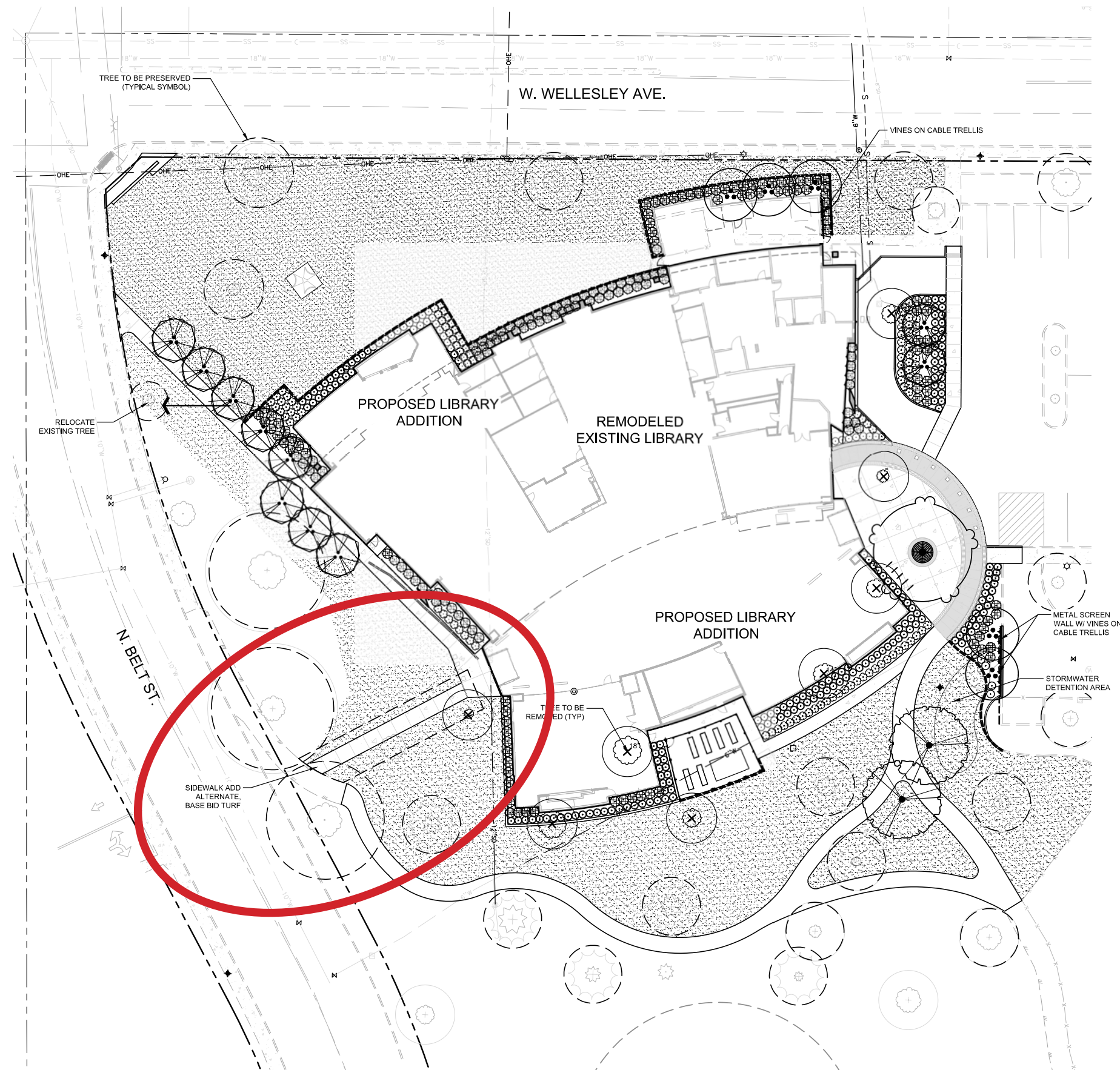
PUSH THROUGH  
LETTERFORMS



## advisory action 3

The applicant is encouraged to continue discussions with City Engineering and the Street Department to further pursue the development of a safe pedestrian crossing of Belt Street between the western entrance/ exit and the adjacent shopping center (with its continuous sidewalk).





There will be a smaller plaza for the west entrance. Pathways are provided for future development of Belt crossing as an add alternate.

## advisory action 4

The applicant shall further develop the plazas at the east and west entries.





West Entry



East Entry

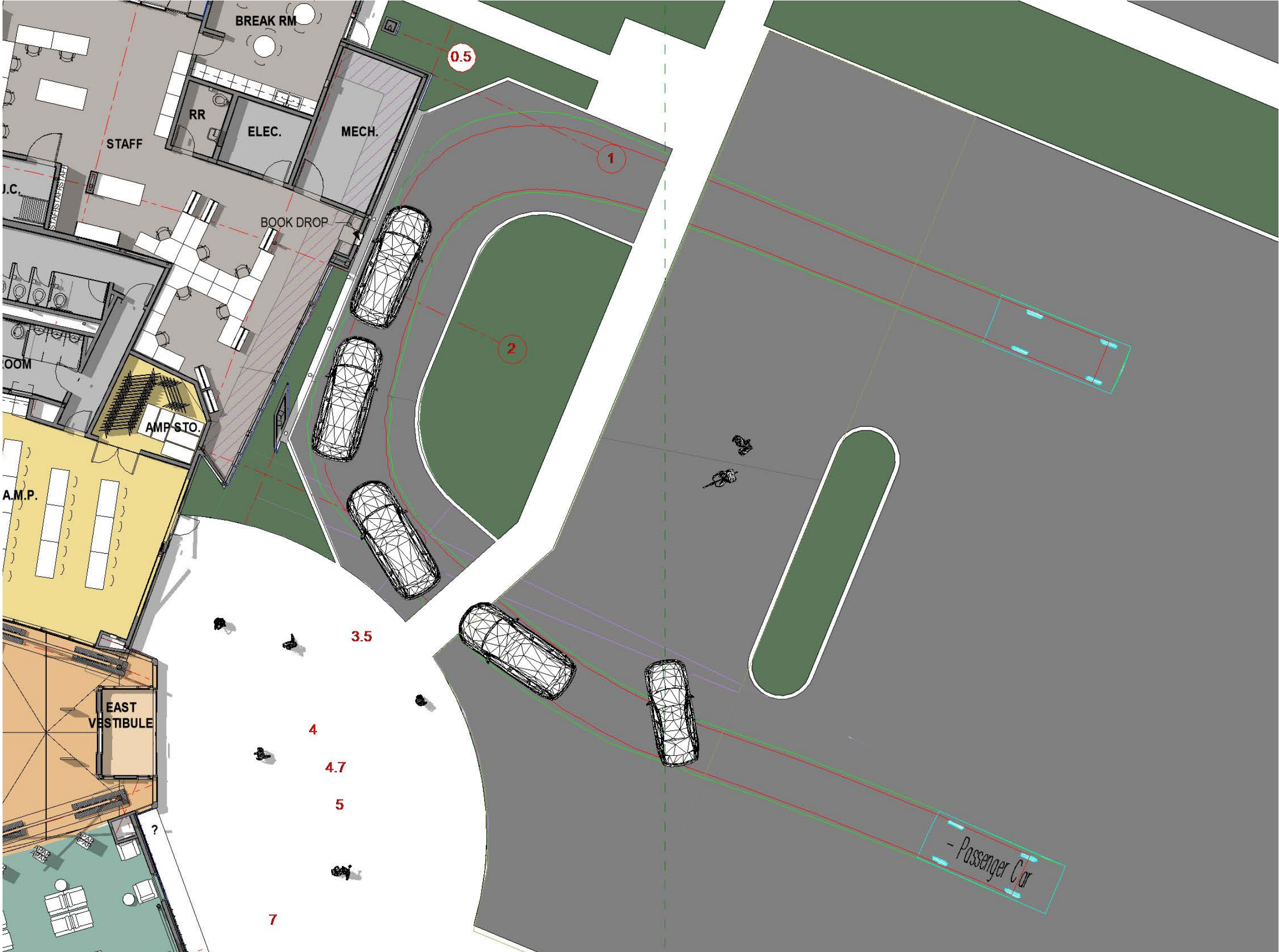


## advisory action 5

The applicant shall further develop the book drop and vehicular queuing to reduce pedestrian circulation conflicts (provide multiple views to demonstrate the refined condition).







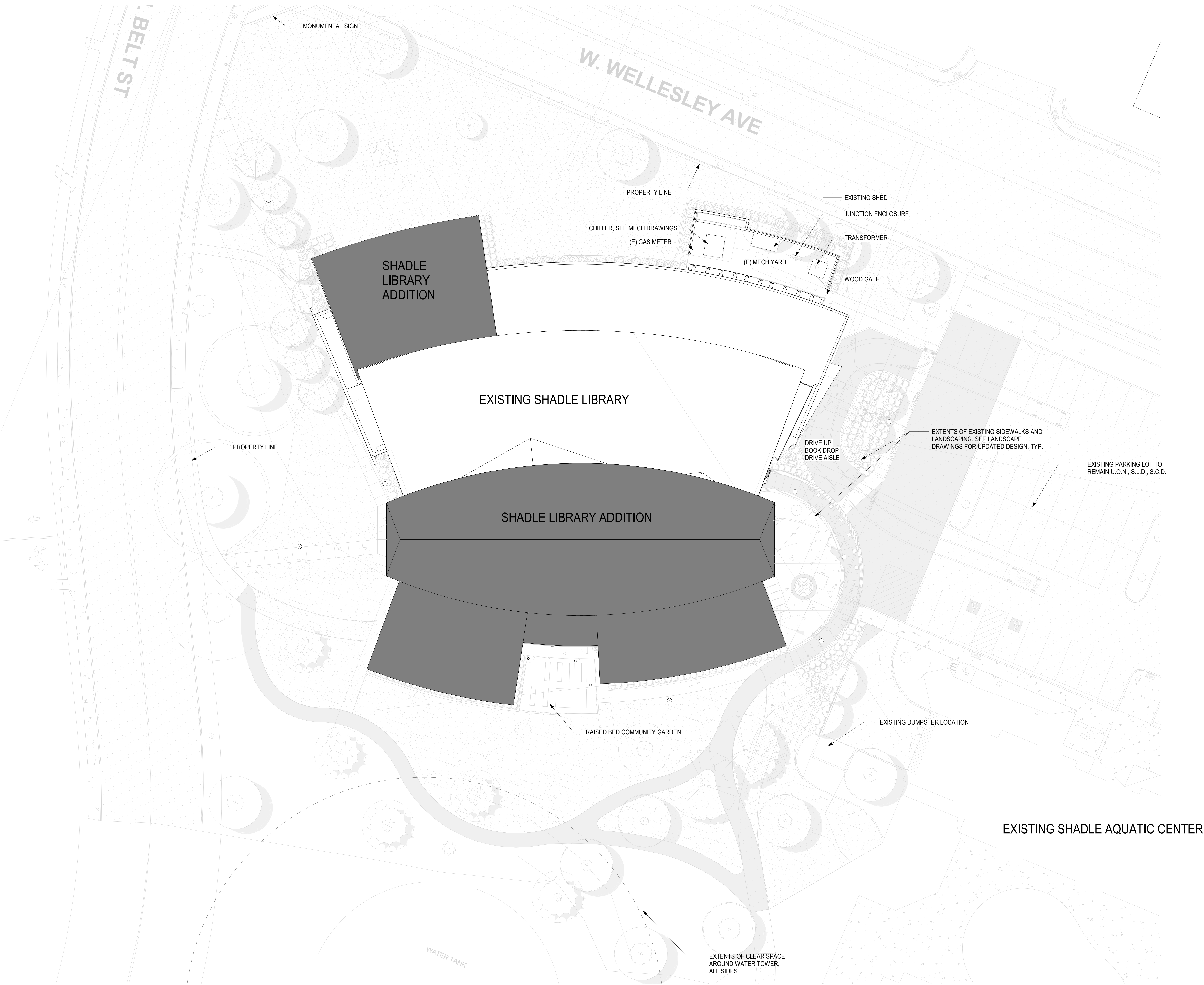






SHEET NOTES

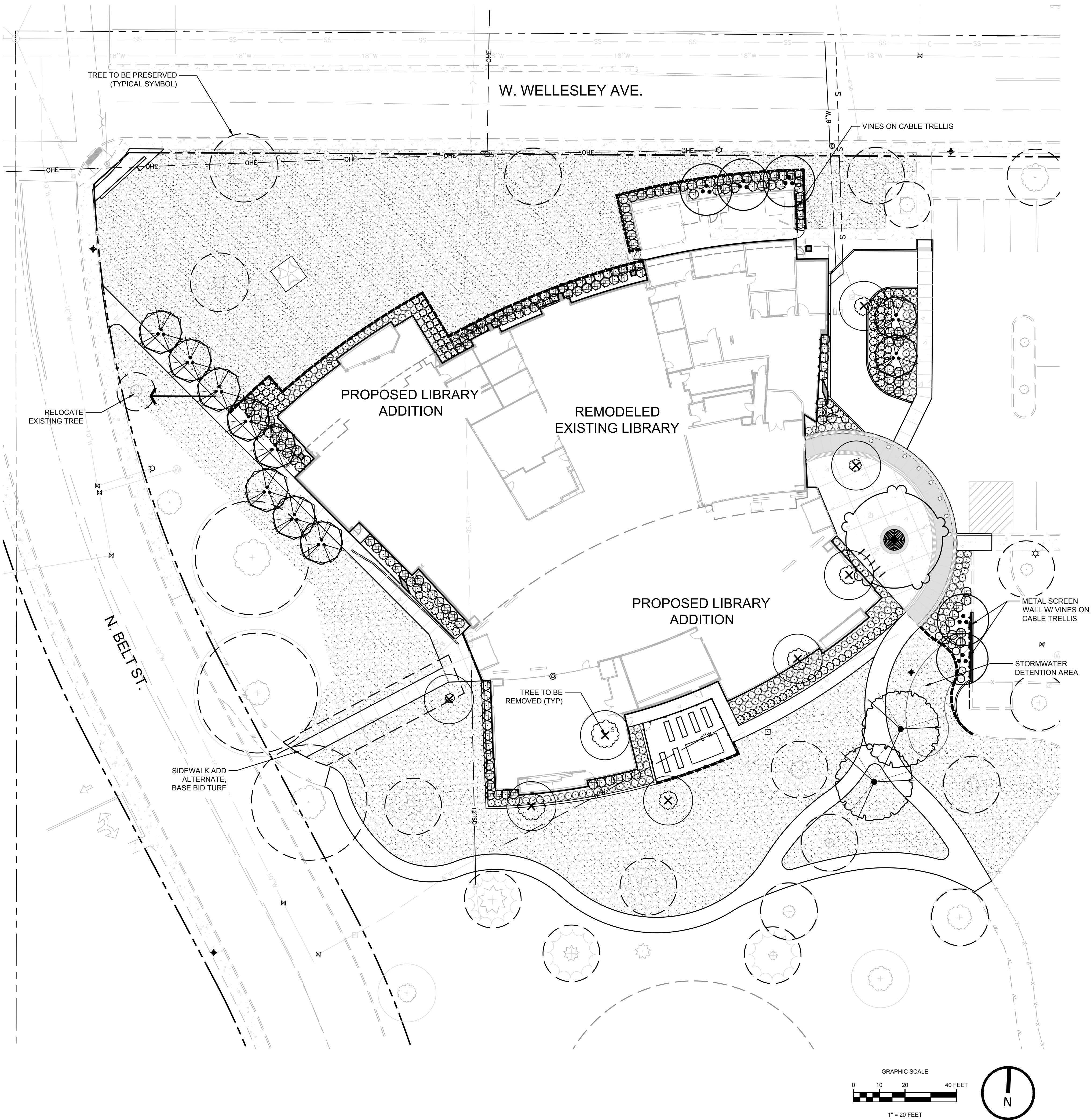
1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE WORK



Project Arch:	Mark Dalley
WA REG.	----
PROJECT:	18515-04
ISSUE	----
COST ESTIMATING SET	05-13-2019
SCHEMATIC DESIGN SET	06-10-2019
DD COST ESTIMATING SET	08-23-2019
DD 09-06-2019 COST ESTIMATING SET	09-06-2019
DD 100% SUBMISSION REISSUED	09-13-2019 10-11-2019
50% CD GC/CM Pricing Set	12-09-2019

REVISION #	DATE
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LANDSCAPE CODE ANALYSIS

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN SPOKANE MUNICIPAL CODE SECTION 17C.200.040 SITE PLANTING STANDARDS AND 17C.200.050 STREET TREE REQUIREMENTS.

SITE ZONE:	CC2 (CENTER AND CORRIDOR ZONES, PEDESTRIAN ENHANCED/AUTO ACCOMMODATING)
SITE EXISTING USE:	VACANT COMMERCIAL
SITE PROPOSED USE:	LIBRARY (PUBLIC)
ADJACENT ZONE:	RMF (RESIDENTIAL MULTIFAMILY)

LANDSCAPE BUFFERS

NORTH PROPERTY LINE: EAST SPRAGUE AVENUE (6' L2 SEE-THROUGH BUFFER)  
WEST PROPERTY LINE: SOUTH REGAL STREET (6' L2 SEE-THROUGH BUFFER)  
SOUTH PROPERTY LINE: EAST FIRST AVENUE (8' L1 VISUAL SCREEN)  
EAST PROPERTY LINE: SOUTH REGAL STREET (6' L2 SEE-THROUGH BUFFER)

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT.
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	1.5" MULTI	8' HT. MIN.
	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	7-8' HT. MULTI TRUNK	
	GYMNOCADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	
	ULMUS X 'NEW HORIZON'	NEW HORIZON ELM	2.5" CAL	
<hr/>				
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	
	FORSYTHIA X 'SPRINGSHINE'	SPRINGSHINE(TM) FORSYTHIA	2 GAL	
	MAHONIA REPENS	CREEPING MAHONIA	3 GAL	
	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	DWARF ZEBRA GRASS	2 GAL	
	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GAL	
<hr/>				
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPAC
	TURF HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	HYDROSEED	

GENERAL PLANTING NOTES

- THESE PLANS ARE CONSIDERED INCOMPLETE WITHOUT THE ACCOMPANYING SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS OR DIFFERENCES BETWEEN SITE CONDITIONS AND THE PLANS ARE ENCOUNTERED. SEE SPECIFICATIONS FOR REQUIRED OWNER AND LANDSCAPE ARCHITECT INSPECTIONS.
- PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY SITE CONDITIONS MATCH THE APPROVED LANDSCAPE PLANS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES INCLUDING UTILITY ENCLOSURES AND VAULTS, FIRE HYDRANTS, STREET AND SAFETY SIGNAGE, LIGHT POLES, CURBS, AND WALKWAYS.
- VERIFY SUB-GRADE PREPARATION HAS BEEN COMPLETED PRIOR TO LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR ACCEPTS SUB-GRADES UPON COMMENCEMENT OF WORK. OBTAIN WRITTEN APPROVAL OF FINISHED GRADES FROM PROJECT CIVIL ENGINEER PRIOR TO PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATIONS OF ALL UTILITIES PRIOR TO PLANTING. CALL FOR UTILITY LOCATES PRIOR TO EXCAVATION.
- VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS ON THE PLAN SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
- CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- PROVIDE TEMPORARY IRRIGATION TO LAWN AND PLANTING AREAS OUTSIDE THE LIMITS OF WORK.
- NO TREE SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.
- CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ACCORDING TO DETAIL V-101 AND V-102 ON SHEET L502. AFTER PLANTING IF TREES ARE UNSTABLE STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE AFTER 6 MONTHS TREE MAY NEED TO BE REPLACED.



# Shadle Library

## 1 - Program Review/Collaborative Workshop

### Design Review Staff Report

August 23, 2019


**Staff:**

Taylor Berberich  
Urban Designer  
(509) 625-6193  
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Dean Gunderson  
Senior Urban Designer  
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[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)

Neighborhood & Planning Services Department

**Applicants:**

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

Renae Webster, Integrus Architecture  
(509) 838-2194  
[rwebster@integrusarch.com](mailto:rwebster@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. Advisory Actions 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 Audubon/Downriver Neighborhood Council.

## Project Description

Please see applicant's submittal information.



## Location & Context

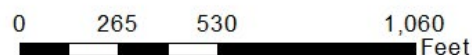
The site is located on parcel #25011.0001 in the northwest corner of Shadle Park. The address is 2111 W. Wellesley Avenue, which falls in the Audubon/ Downriver Neighborhood. There is a bus stop on Wellesley and Belt for the STA 33 route, which operates on a 15-minute loop on weekdays, a half-hour loop on Saturdays, and hourly on Sundays. The Shadle Park Reservoir is directly south of the library, and the Shadle Aquatic Center is to the southeast. The parking lot is shared with the aquatic center, baseball fields, tennis courts and park users. Shadle shopping center is directly west of the site across Belt Street. The properties to the north across Wellesley are single family residences. Glover Middle School and Shadle Park High School are located to the southwest and southeast of the site respectively. It should be noted that Glover Middle School is slated for redevelopment in the near future, and the school building's new footprint will be located immediately adjacent to Belt Street.



### 1/4 MILE RADIUS - SHADLE LIBRARY

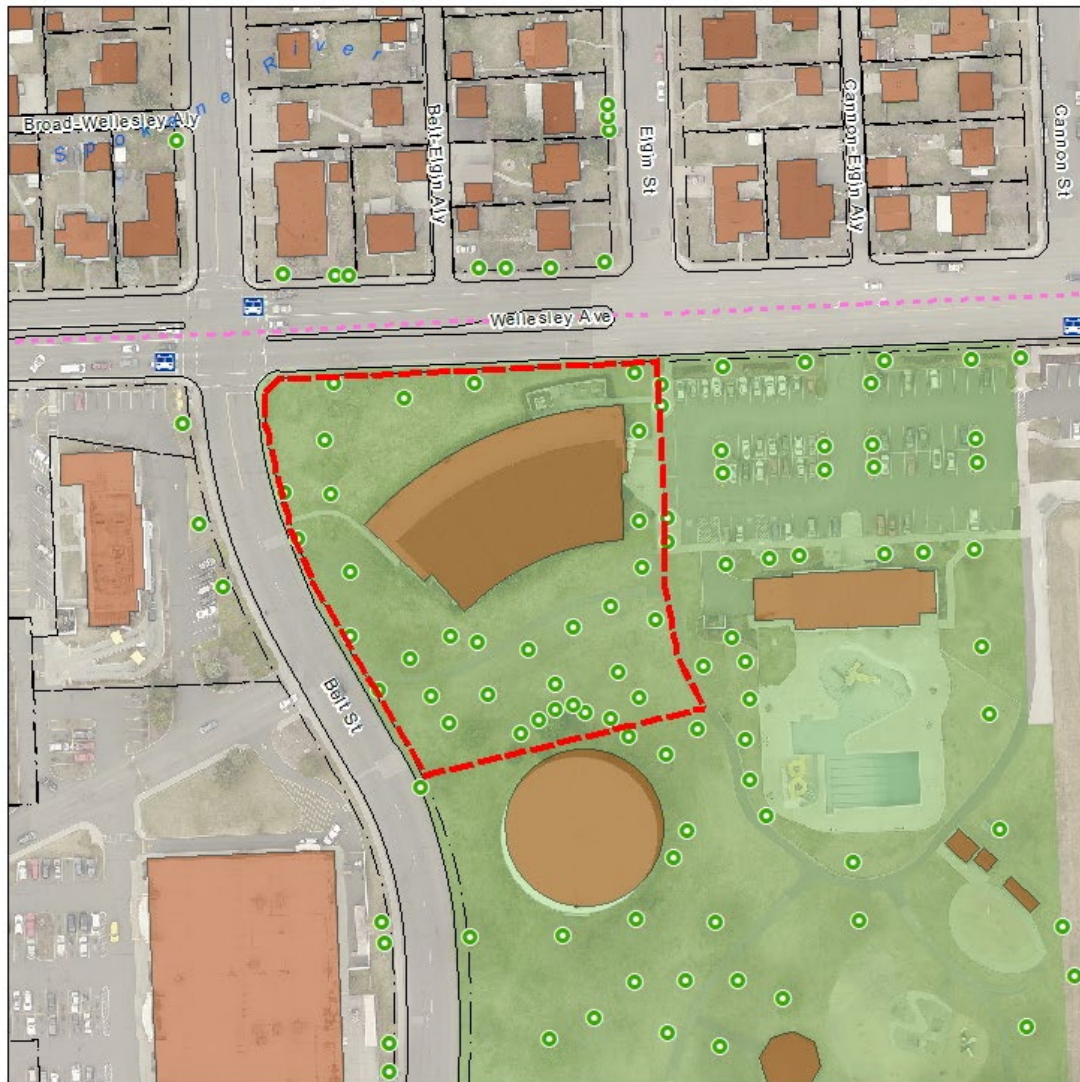
#### LEGEND

	Historic Property
	STA Bus Stop
	STA Bus Route
	City Park
	Parcel
	Building
<b>City Zoning Description</b>	
	Center and Corridor Type 1
	Center and Corridor Type 2
	Neighborhood Retail
	Office
	Office Retail
	Residential Single-Family



## Character Assets

The site is mostly flat with a slight hill along the western portion - between the building and Belt Street. There are 33-40 trees (depending on where the project boundary falls) on site that are listed on the City of Spokane tree inventory. Wellesley Avenue is classified as a Principal Arterial and Belt Street is a Major Collector.



## SITE CONTEXT - SHADLE LIBRARY

### LEGEND

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



0 85 170 340 Feet



## Regulatory Analysis

### Zoning Code Requirements

The project site falls into the Residential Single Family (RSF) zone, as such the project will be subject to a Conditional Use Permit. 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 have an opportunity to better meet the purpose of this section by activating more of the façade along Wellesley.

#### **Per SMC [17C.110.525](#)** Landscaped Areas, specifically:

The purpose of this section states *“The standards for landscaped areas are intended to enhance the overall appearance of institutional uses in residential zones. The landscaping improves the residential character of the area, breaks up large expanses of paved areas and structures, provides privacy to the residents and provides separation from streets. It also helps in reducing stormwater runoff by providing a pervious surface.”* The project may have an opportunity to further comply with these standards.

#### **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 [12.05.030](#) Sustainable Public Building Requirements, specifically:

The purpose of this section is to ensure that “*All Capital Improvement projects constituting new construction, an addition, or renovations that involve substantial modification to all three of the major systems – mechanical, electrical, and plumbing - of a City-owned building and impacting 5,000 or greater gross square feet shall meet a minimum LEED Silver rating through the appropriate rating system... (such) projects qualifying for LEED certification shall be registered through the U.S. Green Building Council.*” The applicant may want to review the project design to ensure that any LEED Silver rating requirements are reflected in the building’s exterior design.

## **City of Spokane Comprehensive Plan**

[Comprehensive Plan link](#)

**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 4.4 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 5.5 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.

**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 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 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.



**DP 1 PRIDE AND IDENTITY:** Goal: Enhance and improve Spokane's visual identity and community pride.

**DP 1.2 NEW DEVELOPMENT IN ESTABLISHED NEIGHBORHOODS:** Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

**DP 2 URBAN DESIGN:** Goal: Design new construction to support desirable behaviors and create a positive perception of Spokane.

**DP 2.3 DESIGN STANDARDS FOR PUBLIC PROJECTS AND STRUCTURES:** Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

**DP 2.5 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.

**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 non-native adaptive plants and trees in landscape designs for public and private projects.

**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 13.2 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.

**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 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.

**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 4.9 PEDESTRIAN SAFETY:** Design neighborhoods for pedestrian safety.

## Topics for Discussion

To address the Capital Improvement requirements, Institutional Design Standards, and Comprehensive Plan Policies listed in the staff report, staff would offer the following for consideration and discussion:

### Neighborhood

1. Is there an opportunity to increase pedestrian safety at critical street crossings, such as the crossing from the Shadle shopping center across Belt Street and from the bus stop on Wellesley (which also crosses Belt Street)?

### Site

2. Is there an opportunity to increase pedestrian connections in the parking lot to meet SMC 17C.110.540 (Pedestrian connections in parking lots)?
3. As the main pedestrian route connecting pedestrians from the north end of the site to the western entrance, is there an opportunity to enhance the pedestrian experience along the pathway/sidewalk from Wellesley Avenue?

### Building

4. In accordance with SMC 17C.110.515 (Buildings along the street), is there an opportunity to activate the façade of the building along Wellesley Avenue?
5. Given the LEED Silver rating requirements for this building (SMC 12.05.030), are there any specific window glazing or shading devices that may need to be incorporated in the facility or any site sustainability requirements – either of which may impact the project's design?

## 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



# Shadle Library

## 1 - Program Review/Collaborative Workshop

August 28, 2019



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

**To :**  
 Renea Webster  
 Integrus Architecture  
 Caris O'Malley, Dep. Director  
 Spokane Public Library

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

**Based on review of the materials submitted by the applicant and discussion during the August 28, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:**

- 1. The applicant shall further develop the idea of a community garden (perhaps at a different location).**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5: DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES, LU 6.9 Facility Compatibility with Neighborhood, DP 1 PRIDE AND IDENTITY, DP 1.2 New Development in Established Neighborhoods, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.15 Urban Trees and Landscape Areas, NE 6 NATIVE SPECIES PROTECTION, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 URBAN FOREST, NE 12.1 Street Trees, SH 4 DIVERSITY AND EQUITY, SH 4.1 Universal Accessibility, SH 6 SAFETY, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.3 Natural Surveillance, N 3 NEIGHBORHOOD FACILITIES, and N 3.1 Multipurpose Use of Neighborhood Buildings.

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

SMC 17C.110.515 Buildings Along the Street, SMC 17C.110.525 Landscaped Areas, and SMC 17C.110.545 Transition Between Institutional and Residential Development.

- 2. The applicant shall return with a further developed concept for the landscaping and monument signage along the north and northwest frontage; which should capitalize on the relationship between this outdoor space and the adjacent interior glazed library space.**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5: DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES, LU 6.9 Facility Compatibility with Neighborhood, DP 1 PRIDE AND IDENTITY, DP 1.2 New Development in Established Neighborhoods, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.15 Urban

Trees and Landscape Areas, NE 6 NATIVE SPECIES PROTECTION, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 URBAN FOREST, NE 12.1 Street Trees, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, SH 3: ARTS AND CULTURAL ENRICHMENT, SH 3.4 One Percent for Arts, SH 3.7 Support Local Artists, SH 4 DIVERSITY AND EQUITY, SH 4.1 Universal Accessibility, SH 6 SAFETY, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.3 Natural Surveillance, N 3 NEIGHBORHOOD FACILITIES, N 3.1 Multipurpose Use of Neighborhood Buildings, N 4 TRAFFIC AND CIRCULATION, and N 4.9 Pedestrian Safety.

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

SMC 17C.110.515 Buildings Along the Street, SMC 17C.110.525 Landscaped Areas, and SMC 17C.110.545 Transition Between Institutional and Residential Development.

- 3. The applicant is encouraged to continue discussions with City Engineering and the Street Department to further pursue the development of a safe pedestrian crossing of Belt Street between the western entrance/exit and the adjacent shopping center (with its continuous sidewalk).**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4 TRANSPORTATION, LU 4.4 Connections, LU 5: DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1 PRIDE AND IDENTITY, DP 1.2 New Development in Established Neighborhoods, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, NE 12 URBAN FOREST, NE 12.1 Street Trees, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, SH 4 DIVERSITY AND EQUITY, SH 4.1 Universal Accessibility, SH 6 SAFETY, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.3 Natural Surveillance, N 4 TRAFFIC AND CIRCULATION, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, and N 4.9 Pedestrian Safety.

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

SMC 17C.110.545 Transition Between Institutional and Residential Development.

- 4. The applicant shall further develop the plazas at the east and west entries.**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5: DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES, LU 6.9 Facility Compatibility with Neighborhood, DP 1 PRIDE AND IDENTITY, DP 1.2 New Development in Established Neighborhoods, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.21 Lighting, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, SH 3: ARTS AND CULTURAL ENRICHMENT, SH 3.4 One Percent for Arts, SH 3.7 Support Local Artists, SH 4 DIVERSITY AND EQUITY, SH 4.1 Universal Accessibility, SH 6 SAFETY, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.3 Natural Surveillance, N 3 NEIGHBORHOOD FACILITIES, N 4 TRAFFIC AND CIRCULATION, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, and N 4.9 Pedestrian Safety.



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

SMC 17C.110.515 Buildings Along the Street, SMC 17C.110.525 Landscaped Areas, SMC 17C.110.540 Pedestrian Connections in Parking Lots, and SMC 17C.110.545 Transition Between Institutional and Residential Development.

- 5. The applicant shall further develop the book drop and vehicular queuing to reduce pedestrian circulation conflicts (provide multiple views to demonstrate the refined condition).**

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

LU 1: CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, LU 2: PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 4 TRANSPORTATION, LU 4.4 Connections, LU 5: DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1 PRIDE AND IDENTITY, DP 1.2 New Development in Established Neighborhoods, DP 2 URBAN DESIGN, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.21 Lighting, NE 13 CONNECTIVITY, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, SH 4 DIVERSITY AND EQUITY, SH 4.1 Universal Accessibility, SH 6 SAFETY, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.3 Natural Surveillance, N 3 NEIGHBORHOOD FACILITIES, N 4 TRAFFIC AND CIRCULATION, N 4.1 Neighborhood Traffic Impact, and N 4.9 Pedestrian Safety.

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

SMC 17C.110.540 Pedestrian Connections in Parking Lots, and SMC 17C.110.545 Transition Between Institutional and Residential Development.

The Advisory Actions were approved by a unanimous vote of the Design Review Board (7/0)

A handwritten signature in black ink, appearing to read "Steve Meek". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven Meek, Chair, Design Review Board

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