



Design Review Board

Wednesday, May 13, 2020
5:30-8:00 PM
Teleconference

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 – 5:40	1) Call to Order	Chair
	2) Roll Call	Dean Gunderson
	3) Changes to the Agenda?	Chair
	4) Motion to Temporary Suspend Rules	Chair

Workshop:

5:40 – 7:00	5) U-haul/Kmart Conversion: Collaborative Workshop	Taylor Berberich
	• Staff Report..... 5-10 m	
	• Applicant Presentation..... 10-15 m	
	• Board Discussion and Motion(s)..... 45 m	
	• Motion to Continue Public Comments..... 5 m	

Board Business:

7:00 – 7:30	6) Approve the 4/22/2020 meeting minutes.	Chair
	7) Old Business	Dean Gunderson
	• Motion to Change Order of Business Rule	
	8) New Business	Chair
	9) Chair Report	Dean Gunderson
	10) Secretary Report	
	11) Other	
	12) Adjourn	

The next Design Review Board meeting is scheduled for Wednesday, May 27, 2020.

In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Design Review Board meeting will be held on-line

Members of the general public are encouraged to join the on-line meeting using the following information:

To participate via video follow the link on your computer (click on "Join meeting")

[Join meeting](#)

To participate by phone

Call: 1 (408) 418-9388

Enter: **963 485 365** followed by # when prompted for a meeting number or access code
Enter # when prompted for an attendee ID

While the meeting begins at 5:30pm, you can join as early as 5:15pm on the date of the meeting.

Please note that public comments cannot be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

Dean Gunderson, Sr. Urban Designer
dgunderson@spokanecity.org

The audio proceedings of the Design Review Board meeting will be recorded, with digital copies made available upon request.

Meeting Process - 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.
- Chair asks if there any changes to the agenda.
- Chair asks for motion to temporarily suspend the rules (see Agenda packet)

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 introduce the project team and make a 10-15 minute presentation on the project.

Public Comment *

** During the Stay Home, Stay Safe order, public comments are being accepted in writing.*

DRB Clarification

- Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any written public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments (unless motioned otherwise).
- Chair leads discussion amongst the DRB members regarding the staff topics for discussion, 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, and that the annotated & signed motion will be made available within five working days.
- Next agenda item announced.

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

Other

- Chair asks board members 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.

U-Haul Kmart Conversion

1 - Program Review/Collaborative Workshop

Design Review Staff Report

May 8, 2020

**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

Applicants:

Matthew Schaub, U-Haul

matthew_schaub@uhaul.com

Design Review Board Authority

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

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

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

Under [SMC 17C.350.040](#) **Design Review Board Authority**, requires site development plan approval by the Design Review Board for consistency with guidelines for mini storage facilities near residential zones.

Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**.

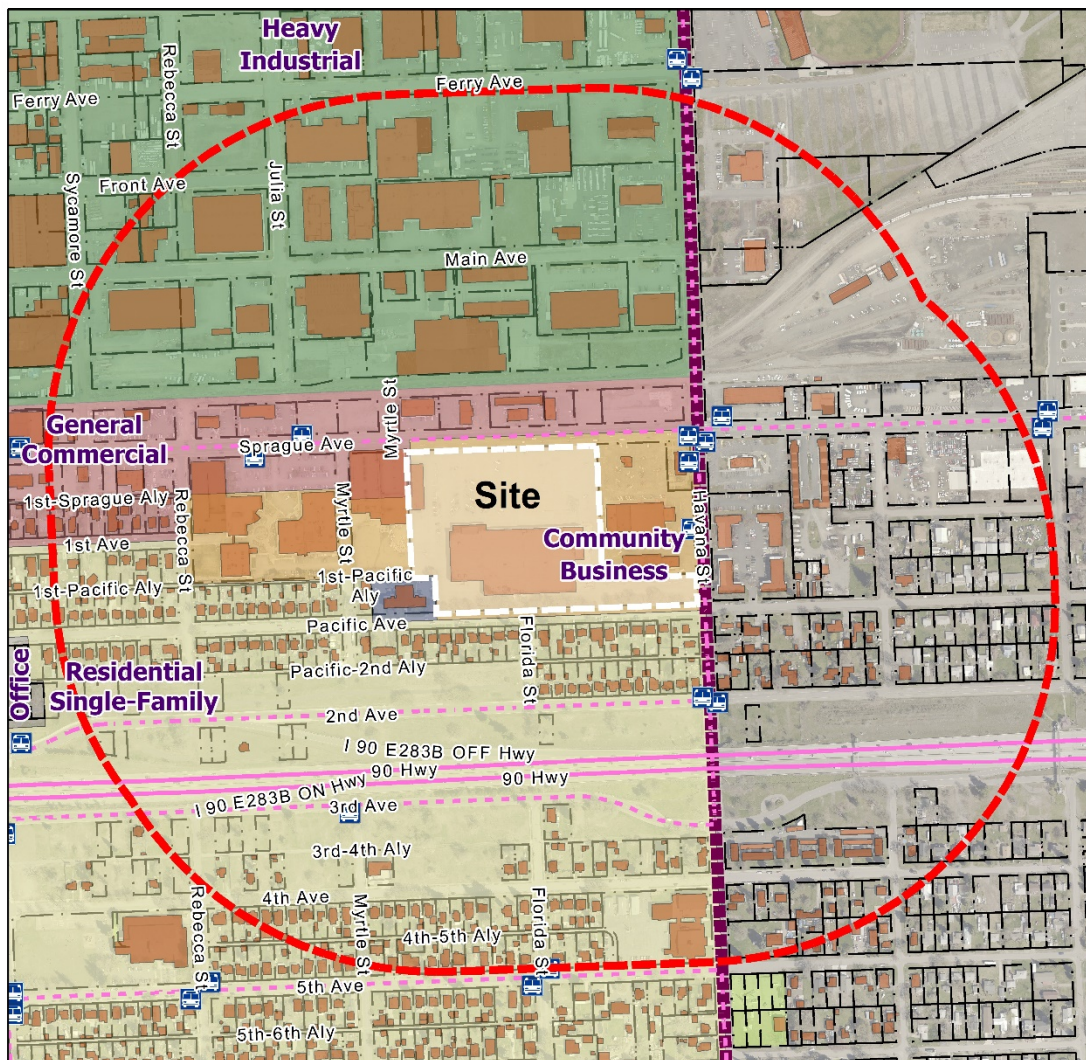
Recommendations.

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

Project Description

Please see applicant's submittal information

Location & Context



UHAUL OF EAST TOWN- QUARTER MILE RADIUS

Legend

City Zoning

- Community Business
- General Commercial
- Heavy Industrial
- Residential High Density
- Residential Single-Family

- STA Bus Stop
- STA Bus Route
- City of Spokane Boundary
- 1/4-Mile Buffer

0 165 330 660 990 1,320 Feet

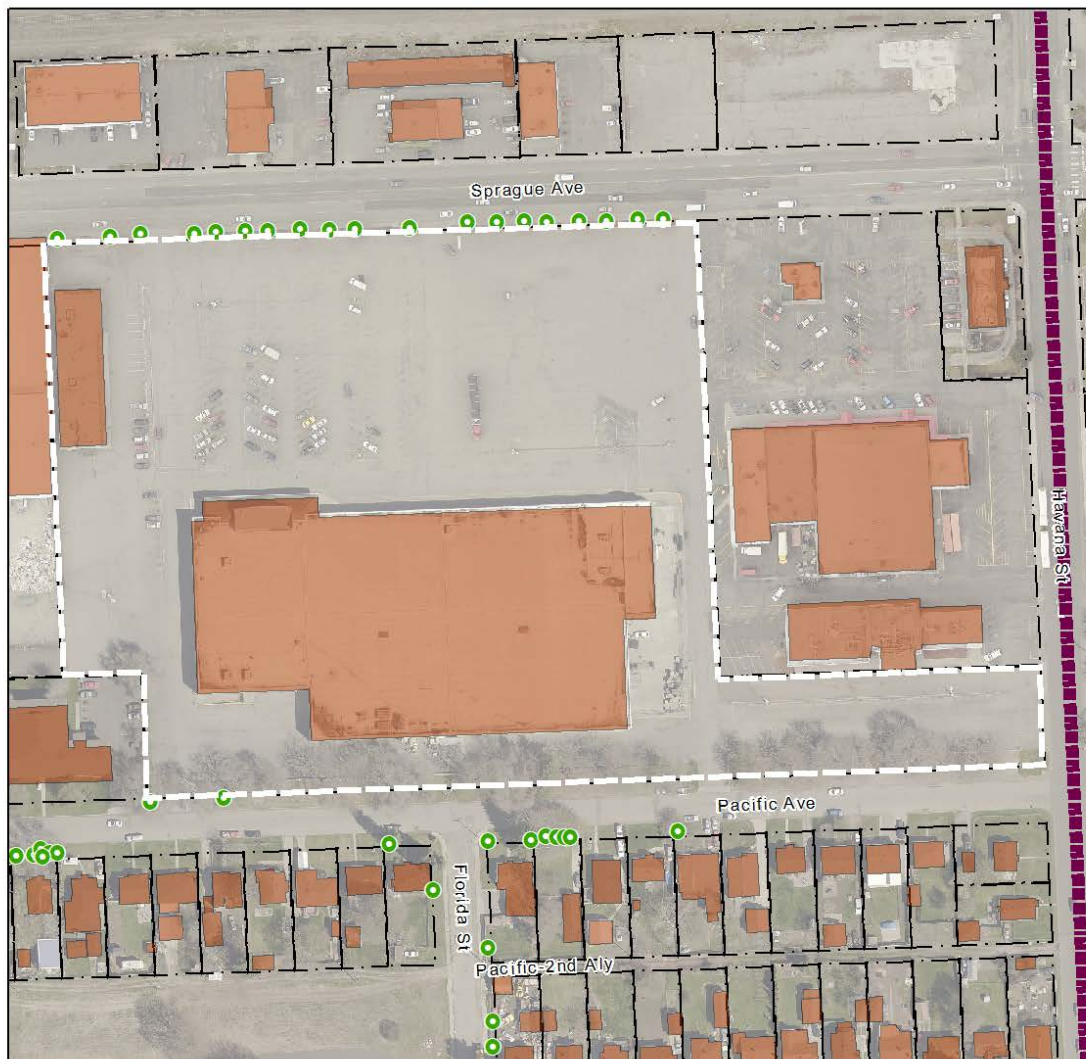


The site is located at 4110 E Sprague Avenue in the East Central Neighborhood. It is currently zoned CB-55 (Community Business) and is bordered on the south by RSF (Single Family Residential) and RHD-35 (High Density Residential) zones. The properties to the north and west are zoned GC (General

Commercial). Directly east of the site lies the City of Spokane Valley. Route 90 STA bus line operates north of the site along Sprague and Route 34 operates east of the site along Havana Street. There are four bus stops located along Havana and the intersection of Havana & Sprague immediately east of the site and another two stops located approximately 550' west of the site on Sprague.

The project is seeking a type III Conditional Use Permit (CUP) as the maximum lot size allowed for a mini storage facility is seven acres (the parcel is 10.26 acres). The applicant is also seeking a zone change from CB-55 to General Commercial, this rezone is what will permit the conversion of the existing large retail facility (Kmart) into a mini-storage facility.

Character Assets



UHAUL OF EAST TOWN- SITE CONTEXT

Legend

- Tree Inventory
- City of Spokane Boundary

200 100 0 200 Feet



The north and south property lines are both lined with mature trees. The Sprague frontage has an attached 5 foot sidewalk in fair condition, all trees located within the landscape buffer are public trees (Maples). The Pacific frontage has a 30 foot wide landscape buffer backed with a decorative CMU block fence, all but two trees located within the wide landscape buffer are privately-owned (a mix of Honey Locusts, Siberian Elms, and Maples).

Regulatory Analysis

Zoning Code Requirements

The site is zoned CB-55 (Community Business). 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.

The Pre-dev report is attached at the end of this document.

Section 17C.350.040 Mini-Storage Design Considerations:

The following exterior design requirements apply to a mini-storage facility when located adjacent to or across a right-of-way from a residentially zoned or developed property. The site development plan is subject to approval by the City design review board for a determination as to the consistency of the plans with the design guidelines adopted by the city council pursuant to Resolution No. 2000-84.

17C.350.040.A.1 Minimum Roof Pitch

The building has a flat roof, and this standard requires a minimum roof pitch of 4:12. The Architectural Features Standard does, however, state that architectural features are to be consistent with the character of the surrounding neighborhood. There are several instances of flat roofs and roofs with less than a 4:12 roof pitch in the area, such as the apartment developments to the east and west and the apartments across Havana Street. There is also a building immediately adjacent to the site to the west that has a cross-hipped Dutch Gable roof with less than a 4:12 pitch.

17C.350.040.A.8 Staggered Setbacks

This standard states "A building or series of buildings parallel with and adjacent to residentially zoned or developed property or street frontage must have staggered setbacks for every seventy feet of lineal development, except in the downtown zones." The existing building does not meet this standard, however building itself is already more than the minimum setback from the residential frontage (12' from back of sidewalk, the building is located approximately 50' from the Pacific Ave. property line. Note: there is no sidewalk on either side of Pacific Ave. along the two blocks of the site's residential frontage). Further, the existing (and repaired) decorative CMU fence (located 12' from the property line, 30' from the Pacific Ave. curb line) is articulated every 90' and the landscaping along the site's residential frontage supports numerous mature trees.

City of Spokane Comprehensive Plan [Comprehensive Plan link](#)

CHAPTER 3: LAND USE

LU 1 CITYWIDE LAND USE

LU 1.8 General Commercial Uses: Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.

LU 2 PUBLIC REALM ENHANCEMENT

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

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

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 5.3 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.

CHAPTER 4: TRANSPORTATION

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 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 6 Commercial Center Access: Improve multi-modal transportation options to and within designated district centers, neighborhood centers, employment centers, corridors, and downtown as the regional center.

TR 8 Moving Freight- Identify a freight network that respects needs of businesses as well as neighborhoods. Maintain an appropriate arterial system map that designates a freight network that enhances freight mobility and operational efficiencies, and increases the city's economic health. The needs for delivery and collection of goods at businesses by truck should be incorporated into the freight network, and the national trend of increased deliveries to residences anticipated.

TR 14 Traffic Calming- Use context-sensitive traffic calming measures in neighborhoods to maintain acceptable speeds, manage cut-through traffic, and improve neighborhood safety to reduce traffic impacts and improve quality of life.

TR 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.

CHAPTER 8: URBAN DESIGN AND HISTORIC PRESERVATION

DP 1 PRIDE AND IDENTITY

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

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.

Design Guidelines

[Mini Storage Design Guidelines link](#)

A.1 General Site Design and Context Criteria

1. Significant site features such as topography, vegetation and hydrology should be integrated in the design.
2. The project should consider views from adjacent neighborhoods as a primary concern with particular attention given to placement and treatment of parking, drives, outdoor lighting, loading areas, and trash bins.
3. The location of site uses should avoid creating nuisances such as glare, visual obstruction, noise, and traffic.

A.2 Circulation and Parking Criteria

1. Circulation systems should provide direct and accessible routes to storage facilities and other site elements.
2. Customer parking spaces should be oriented towards buildings with well-defined, accessible, and protected pedestrian routes to storage and offices.

A.3 Fences and Walls Criteria

1. In order to maintain pedestrian scale where fences or walls are necessary to provide buffers, or create privacy, the following should be considered:
 - provide plant materials and/or art work mosaic, murals, masonry patterns, sculpture) over a substantial portion of the blank wall or fence surface;
 - reduce the scale and mass as well as provide visual interest by utilizing a variety of design elements and methods including indentations, varying heights, textures, colors, materials, landscaping, accent lighting, vertical or horizontal trellises;
 - repeat the adjacent buildings' surface detailing and materials on fences or walls.

A.4 Entry Gates Criteria

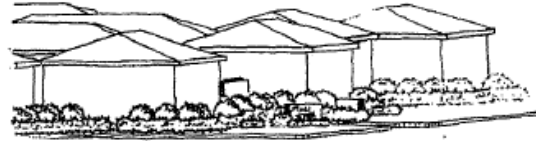
1. Identify gateways through the use of landscape materials, structural materials, signage, and detailing that reflect the mini-storage buildings or adjacent properties.
2. Create a sense of entry as well as provide visual interest by utilizing a variety of design elements and methods including indentations, materials of varying heights, textures, colors, as well as signage elements and landscape materials.
3. Minimize the visual impact of gates through the use of smaller 'human scale' gate sizes.

B.1 General Design, Entries and Streetscape Criteria

1. Clearly defined main entries.
2. Exterior building design, form, materials, and detailing should be coordinated on all elevations and be compatible with existing structures and the adjacent neighborhood.
3. Developments on corner lots should be embellished with additional architectural details and height.
4. Street front exterior wall treatments should include ornamental or structural details, decorative masonry, surface textures, murals, and trellises with climbing plants.

B.2 Building Proportions, Size & Scale Criteria

1. Buildings should employ vertical and horizontal relief on the exterior surfaces that delineates a bottom, middle, and top of the structure.
2. Buildings should employ techniques that minimize the apparent size, bulk, volume, and mass including articulation, separations, modulation, recessed or projected entries, ornamentation, and landscaping.
3. Building should utilize a variety of rooflines, pitches, and roofing materials that are compatible in color, scale, and texture with surrounding developments.
4. Buildings should utilize architectural detailing such as: materials, textures, spacing, and articulation, to maintain scale and reinforce the character of the streetscape.



Pitched roofs add residential character to new developments.

B.3 Signage Criteria

1. Signs should provide adequate visibility for a business while maintaining the architectural integrity, form, details and features of the building.
2. To reduce visual clutter and obstructions, signs should be attached to the building. Where appropriate, freestanding monument or pole signs can be used.
Lighting should be incorporated with the following considerations;
 - incorporation of signs into existing structures such as planters, screen walls;
 - clear view sight lines for automobiles and pedestrians must be maintained;
 - materials and design that reflect the project location, site, or building;
 - located no closer than 150 feet to another sign on the same project.
 - roof mounted signs are unacceptable

Staff note: Any signage would be required to comply with these guidelines and [SMC 17C.350.040.B](#)

C.1 General Landscape Design Criteria

1. Site alterations, soil disturbance, and construction should be avoided in the areas of significant existing landscape elements.
2. Selection of plant materials should be based on their year-round interest (deciduous color, spring flower, fruits, or branching patterns) as well as their overall form, texture and shape.
3. Plant species should be selected that are tolerant of site and city conditions, relatively free from pests and disease, and that are drought tolerant.
4. Plant species should be selected based on the intended use. New and mature trees and shrubs should not reduce visibility or views.
5. When incorporating swales into the landscape design, use of retaining 'structures' to form swale sides should be limited to less than 50% of the total side length.

C.2 Building and Site Enhancement Criteria

1. All opportunities for landscaping should be utilized. These include:
 - small planting areas with flowering shrubs;
 - use of shrub or vine espaliers, vertical trellises, next to blank walls;
 - specimen or mass planting of trees as focal points;

- landscape opportunities created by building modulation;
2. Landscape designs should consider the following:
 - use a native, low maintenance/chemical use, and drought tolerant plant palette;
 - compliment existing landscape materials in neighborhood for visual continuity;
 - avoid a haphazard appearance by limiting plant species, types, and textures;
 - focus and mass plantings for design character; avoid sporadic plantings;
 - utilize storm water treatment areas as landscape opportunities and elements;
 - retain existing vegetation and incorporate with new landscape areas.

C.3 Screening and Separation Criteria

1. Wheel stops or curbs should be used to prevent damage and obstacles from vehicles overhanging into landscape or walkways.
2. When parking areas are screened with low walls or fencing, materials and details from an adjacent building surface should be utilized.
3. Methods of screening and separation such as berms, walls or fences, and planters combined with trees and shrubs should be utilized.
4. Plant materials such as vines, shrubs and columnar trees should be provided at blank building walls, service locations, and narrow areas for screening.

Topics for Discussion

To address the Mini-Storage Design Considerations and Comprehensive Plan Policies, listed in the staff report, staff would offer the following for consideration and discussion:

Neighborhood

1. Is the restoration of the wide landscape buffer along Pacific Avenue, and the repair of the existing concrete masonry unit fence an adequate buffer of the site from the residential neighborhood?

Site

2. Is there an opportunity to more fully comply with the staggered setback requirement?
3. Is there an opportunity to utilize the landscape buffer strip along the Pacific Avenue frontage to further screen the rear of the building from the neighborhood to the south (see Topic #1)?
4. Is the proposed site modifications sufficient to meet the intent of the General Landscaping and Site Enhancement guidelines C.1 and C.2?

Building

5. Given that surrounding existing development, and significant portions of the existing residential uses in the immediately adjacent neighborhood have flat roofs, does the board have any advice to offer regarding the proposed roof expression?
6. Is the front parapet-mounted mock storage units (see applicant's submittal, pages 6-8) an appropriate roof element, meeting the intent of the roof pitch code section and/or the B.2 Design Guidelines – or are these architectural features more a type of signage (reflecting the business activity located within the main facility)? If they are a type of sign, do they meet the intent of Signage Design Guideline B.3.2, “*To reduce visual clutter and obstructions....*”?

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

Mini-Storage Design Guidelines



Planning and Development
www.spokanecity.org

Pre-Development Conference Notes

Project Name: U Haul Moving and Storage of East Town

To: Matthew Schaub
U Haul
4110 E Sprague Ave
Spokane, WA 99202
matthew@schaub@uhaul.com

Phone: 509-530-0750

From: Patty Kells, Facilitator

Phone: 509-625-6447

Project Name: U Haul Moving and Storage of East Town
Permit No.: B20M0002PDEV
Site Address: 4110 E Sprague Ave
Parcel No.: 35221.0211
Meeting Date: Thursday, January 09, 2020

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, January 9, 2020. These notes are broken down into three sections:

- Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
- Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
- Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

- A. Project Description: Change of Use – 2 businesses
- A. Scope and Size: The scope of work is a change of use of an existing building. The previous occupancy was retail (M) and the proposed occupancy is mini-storage (S1). The work is proposed to be phased. Separation between the phases will be required. The total area of the project is approximately 108,041 square feet. The occupancy is S1 and B. The facility is of Type VB construction.

- B. Special Considerations: 2 Phase construction – CUP type III requested.
- C. Estimated Schedule: March 2020
- D. Estimated Construction Cost: \$4,000,000.

Section 1 – Comments Specific to the Building

Dermott Murphy - Deputy Building Official (509-625-6142):

1. The Plan Review will reflect the extent and completeness of the submitted documents. **Attached** is a listing (by discipline) of the plans, specifications, and engineering details which should be submitted.

Tami Palmquist – Principal Planner (509-625-6157):

1. No comments were given for this submittal.

Dean Gunderson – Senior Urban Planner (509-625-6082):

1. The project is subject to Design Review.
2. The Design Guidelines for Mini-Storage Units Adjacent to, or Across the Right-of-Way from Residentially Developed or Zoned Properties will be used to conduct that design review.
3. Urban Design staff have already met with the applicant and have provided a copy of the Design Review Manual and Application Form and submission checklist, and a copy of the relevant Design Guidelines.
4. The project may qualify for an Administrative Review, with the concurrence of the Chair of the Design Review Board.

Dave Kokot – Fire Prevention Engineer (509-625-7056):

1. Construction and demolition shall be conducted in accordance with IFC Chapter 33 and NFPA 241.
2. The building is currently provided with fire sprinklers and will be revised to accommodate the new occupancy.
3. The building is not required to have a fire alarm system, but currently has a burglar/fire alarm system with central monitoring.
4. The Fire Department requires annual operating permits for specific operations for buildings and sites in accordance with Section 105 of the Fire Code.
5. Fire extinguishers are required for A, B, E, F, H, I, M, R-1, R-2, R-3 and S occupancies in accordance with IFC 906 – Table 906.3(1).
6. Address numbers or other approved signs are required to be provided on the building in a visible location (IFC 505).
7. If the building is equipped with a fire protection system, a Fire Department key box will be required (IFC 506).

Eric Meyer – Spokane Regional Health District (509-324-1582):

1. The Spokane Regional Health District has indicated they have no requirements for the project as proposed.

Section 2 – Comments Specific to the Site

Tami Palmquist – Principal Planner (509-625-6157):

1. Mini-Storage Facilities are allowed in the CB Zone, truck rental is allowed in the CB zone as a retail use.
2. **The maximum lot size for a mini-storage facility is seven acres. Facilities on larger lots may be allowed as a Type III Conditional Use Permit. A type III CUP will require a community meeting to be held prior to submitting the CUP application. The CUP must be complete prior to submitting for a building permit.**
3. Design Considerations: *17C.350.040*
Exterior Design requirements apply to mini-storage facilities adjacent to or across a right of way from a residentially zoned or developed property. Residential development is found across East Pacific Avenue. The site development plan is subject to approval by the City Design Review Board for a determination as to the consistency of the plans with the design guidelines adopted by the city council pursuant to Resolution No. 2000-84.
Please review Architectural Features minimum standards found in *17C.350.040(A)*. **Please contact Dean Gunderson as soon as possible to get information about the process for DRB review. Design Review must be completed prior to submitting the CUP application.**
4. Development Standards - *SMC 17C.350.030*
 - a. Required Setbacks
 - i. Front: 15 Feet
 - ii. Side: 10 Feet
 - iii. Rear: 5 Feet
 - b. Lot Coverage – maximum 50%
 - c. Building Length – maximum 60 feet
 - d. Building Height – 2 stories or 24 feet.
 - e. Parking and internal drives are prohibited in setback areas.
 - f. The accesses are required to be gated and monitored at all times.
5. Fencing: A separate permit is required, per *17C.130.310*. Please also see fencing requirements found in Design Considerations: *17C.350.040* for locations across a right of way from residential development.
6. Signs: *17C.240*
Signs require a separate permit and are subject to chapter *17C.240* SMC except the following as per *17C.350.040*:
 - a. Roof signs and flashing or animated signs are prohibited.
 - b. Signs may be illuminated to low intensity only.
 - c. One wall sign, not to exceed one hundred square feet, is permitted on each street frontage **except a sign visible from a local access street is not permitted.**
 - d. One freestanding sign, not to exceed twenty feet in height nor forty square feet in area, is permitted at the main entrance.

7. Landscaping and Screening.

The following landscaping and screening requirements apply to all mini-storage facilities:

- a. All setback areas shall be landscaped with a variety of trees, shrubs and ground cover plants consistent with L2 landscaping as defined under [chapter 17C.200 SMC](#), Landscaping and Screening.
- b. A solid wall, a screening fence or a combination of both achieving a perimeter screening to a minimum of six feet in height is required and shall be located so that a minimum of seventy-five percent of the landscaping area is outside the fence.
- c. A landscape plan prepared by a landscape architect licensed by the state of Washington and approved by the planning services department shall be required prior to the issuance of any building permits for a mini-storage facility.
- d. A performance bond or other device acceptable to the City, in the amount of twenty-five percent of the estimated value of the required landscaping, to remain in effect for two years to assure full establishment of the plantings must be tendered before a certificate of occupancy is issued.
- e. All use of the site shall comply with the City noise standards stated in [Title 10 SMC](#), Regulation of Activities. In addition, the department of ecology has standards, which apply to environments within which maximum permissible noise levels are established.
- f. In the CB and GC zones, outdoor storage of vehicles shall be allowed only if it can be demonstrated that the storage items will be screened from view of the adjoining right-of-way or adjacent residences.

Patty Kells – Traffic Engineering Assistant (509-625-6447):

1. Since this project will be phased, please make sure the plans submitted clearly delineated the different phases and that the plans submitted for each phase are specific to that phase only. For the vehicle rental area, please make sure to delineate the area for the rental vehicles as this area does not need to be striped as a parking lot – you will need to meet all ADA requirements if this area is striped as a parking lot.
2. Please dimension the parking stalls, accessible stalls and access aisles, travel lanes and driveway approaches on the site plan.
3. The signing and striping of parking and ADA stalls and aisles will need to be updated and restriped to meet current codes. The accessible barrier free parking spaces and aisles must be shown and comply with the City of Spokane Standard Plan G-54 & B-80A. An accessible route of travel connecting to the nearest accessible building entrance and to the public way is required with a marked accessible route of travel. All barrier free spaces and aisles need to be designed, drawn, referenced, and must be added as details on the plans per these standards. Note on the site plan the van accessible stalls and the sign locations. The access aisle for van accessibility must be eight feet wide.
4. Maintain clear view at all intersections, pedestrian ways, and driveways.
5. Adequate access and maneuvering for refuse/emergency vehicles is required per the City Standards and must be maintained during construction.
6. Any new or modified driveway access locations must be reviewed and approved by Traffic Engineering prior to permit issuance. All unused driveways must be removed and replaced with City standard curb and sidewalk.
7. Regional pavement cut policy will be applicable for all streets surrounding this site.
8. Confine illumination lighting to the site.
9. *“The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC 17D.075.050, from any applicant seeking development approval from the City.”* A transportation impact fee will not be assessed for this change of use with credit given for the previous use.

Joelie Eliason - Engineering Tech IV (509-625-6385):

1. There is an existing ten-inch concrete sanitary sewer main located in an easement, running east/west, in the parking lot. Our records indicate the existing building is served by a six-inch and four-inch side sewer connected to the main on property. Side sewer cards were provided at the Pre-Development meeting.
2. If a new commercial side sewer is needed, it shall be a minimum of six inches in diameter, have a minimum slope of two percent and 3.5 feet of cover where vehicular traffic passes over, two feet minimum in other areas. Sewer and Water separation requirements are 18 inches minimum vertical, five feet minimum horizontal. Sewer cleanouts shall be installed at every 100 feet and every angle 45 degrees or greater. See City of Spokane Design Standards Section 4 for additional information on Sewers.
3. It was indicated at the Pre-Development meeting that vehicles would be washed onsite. Please review the attached Best Management Practices (BMPs) for Car Wash Operations and complete the attached short form survey for car wash operations and return to the Pretreatment Program managers. For more information or questions regarding pretreatment, please contact Wastewater Management – Pretreatment at (509) 625-4639.
4. The proposed use may trigger pretreatment requirements. Please complete the short form survey provided at the Pre-Development Conference and return to the Pretreatment Program managers. For more information or questions regarding pretreatment, please contact Wastewater Management – Pretreatment at (509) 625-4639.
5. The project property is located within a Department of Natural Resources Stream Buffer and a Well Head Capture Zone; it shall be treated as a high susceptibility area for stormwater treatment.
6. The proposed project is within the General Facility Charge (GFC) Waiver Zone, so GFCs will not be assessed for this project for new sewer/water service connections.
7. All storm water and surface drainage generated on-site must be disposed of on-site in accordance with *SMC 17D.060.140* "Storm water Facilities". Stormwater requirements can be found in the Spokane Regional Stormwater Manual (SRSW) and City of Spokane Design Standards Section 6.
8. Combining landscape and stormwater treatment areas per Washington State Department of Ecology (DOE) low impact development (LID) guidelines is allowed. The link to DOE LID resources can be found at:

<http://www.ecy.wa.gov/programs/wq/stormwater/municipal/LID/Resources.html>

9. Any drywells and subsurface drainage galleries (existing and proposed) for the site must be shown on the plans and registered with the Washington State Department of Ecology (DOE). Please send a copy of the completed registration form to the City of Spokane Development Services Center. See the following link at the Department of Ecology (DOE) website for information about the Underground Injection Control (UIC): <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program>
Note all new projects must submit a UIC registration to Ecology at least 60 days prior to commencing UIC well construction. Ecology's approval of the registration is required prior to construction of a new UIC well.
10. All cracked or broken curb and sidewalk will be repaired or replaced whether caused by construction or not and the following words must appear on the plan, "ALL BROKEN HEAVED OR SUNKEN SIDEWALK AND CURBS ADJACENT TO THE PROJECT WILL BE REPLACED OR REPAIRED"(SMC 12.01.010).

Dave Kokot – Fire Prevention Engineer (509-625-7056):

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1) is 8,000 GPM without automatic sprinklers throughout and requires eight fire hydrants. Site fire flow is 4,000 GPM with automatic sprinklers throughout and requires four fire hydrants.
2. Site fire flow and the number of required fire hydrants is determined by the total fire area and the construction type using IFC Table B105.1 and Table C105.1
3. There are six existing fire hydrants in the area that meet the code requirements for this project.
4. Site fire flow will be required to be maintained or provided during construction.
5. Fire hydrant spacing shall not be more than 500 feet (along an acceptable path of travel), within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).
6. For commercial buildings, fire hydrants are required to be along an acceptable path of travel within 400 feet to all points around the building without fire sprinklers (IFC 507.5.1), and 600 feet for commercial buildings with fire sprinklers (IFC 507.5.1, exception 2).
7. Fire Department Connections for new standpipes shall be located no more than one hundred feet from a fire hydrant along an accessible path of travel unless where approved by the Fire Code Official.
8. Fire Department approved all-weather access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7).
9. Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Buildings exceeding 30 feet in height will be required to have a Fire Aerial Access lane of 26 feet wide along at least one full side of each building (IFC D105.2). The fire aerial lane is required to be a minimum of 15' and a maximum of 30' from the building along the full length of the side of the building.
10. The proposal appears to meet the requirements of the Fire Code for fire access.
11. Fire access will be maintained during construction. The fire lanes will be maintained with an all-weather surface (IFC 3310.1).
12. The installation of security gates or barriers on fire access roads shall be approved by the Fire Department (IFC 503.6). If access to the site is required to comply with the distances around the building, at least one access gate will be setback a minimum of 48' from the edge of pavement. Gate openings will be a minimum of 14' wide, and open gates will not obstruct access to structures.

Mathias Bauman – Water Department (509-625-7953):

1. There is an existing four-inch domestic cast iron water service and an eight-inch cast iron fire line running to this parcel. It is assumed that the existing water services will be utilized for the project. Your engineer may determine that the existing services may need to be replaced or upsized to meet the needs of the project.
2. If additional water is needed, there is a six-inch cast iron water distribution main in Pacific Ave and Sprague Ave available for the project.

3. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.
4. Calculated static water pressure is approximately 77 psi at the surrounding hydrants.

Rick Hughes – Solid Waste (509-625-7871):

1. A commercial dumpster enclosure with front load vehicle access will be required. An enclosure for refuse only must be 12 feet wide by 10 feet deep with a clear width opening of 12 feet. An enclosure that is to include a recycling container up to 2 yards in size must be 17 feet wide by 10 feet deep with a clear width opening of 17 feet. An enclosure that is to include a recycling container larger than 2 yards in size must be 20 feet wide by 10 feet deep with a clear width opening of 20 feet.

Becky Phillips – Urban Forestry (509-363-5495):

1. Please see the attached letter.

Section 3 – General Information and Submittal Requirements

1. Site plan requirements are as shown on the attached “Commercial Building Permit Plan Checklist”. For the permit intake submittal, please provide three (3) **Full Building Plan Sets** and an electronic copy of the **Site Sets**. **Full Building Plan Sets** shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping and irrigation drawings. **Site Sets** shall include: cover sheet, overall site plan (either architectural or civil engineered), all civil engineering plans, landscaping and irrigation plans, and building elevations. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e. NREC, drainage report, geotechnical site characterization, etc.)
2. Please provide an electronic copy of site plans showing dimensions, **property lines, and City Limits**, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.
3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional \$250 fee will be assessed for a Temporary Certificate of Occupancy and/or a

- Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see my.spokanecity.org.

PRE-DEVELOPMENT NOTES

Date Delivered: January 21, 2020

**PROJECT: U Haul Moving and Storage of East Town B20M0002PDEV
4110 E Sprague Ave (Parcel 35221.0211)**

To: Matthew Schaub, U Haul
Cc: Dermott Murphy, Deputy Building Official, City of Spokane
Tami Palmquist, Associate Planner, City of Spokane

Dear Mr. Schaub,

I am enclosing a packet of information from Urban Forestry that will be beneficial to you should you decide to proceed with plans to develop the above property.

A recent site visit confirms that there are 15 street trees along Sprague Avenue and two (2) along Pacific Avenue on the west side near the property boundary line.

The City of Spokane requires that all street trees be protected from construction activities with Tree Protection Fencing. I am enclosing the Tree Protection Specifications and Detail. Please include these documents on your civil and landscape plans so the contractors are aware of this requirement. Please also call out the existing street trees on the civil and landscape plans and designate them as having Tree Protection. I highly recommend these steps are taken to protect the private trees along Pacific Avenue as well. Research has proven that trees that are protected during construction are less impacted and have a higher success rate of surviving.

Due to the amount of trees along both frontages and the close planting distances, we will not require you to install additional street trees. If you would like to prune the existing trees or if you are making sidewalk repairs where street trees exist and may be impacted, please hire a licensed certified arborist from the enclosed list. That arborist will need to submit a Tree Permit prior to performing tree work. The arborist you choose will be familiar with Street Tree permitting process. This permitting process for planting could take up to 10 business days so please plan with this time requirement in mind.

You may also be required to install landscaping on the interior of your property, including trees. While a licensed certified arborist is not required to plant interior trees, the planting standards are the same

as street trees, so I recommend you have a certified arborist plant the interior trees as well. All trees on site will be inspected to ensure they are planted correctly before a Certificate of Occupancy is issued.

Please also consider tree placement and business signage to prevent visibility issues as the trees mature. This will lessen tree maintenance in the future.

Please let me know if I can be of any assistance to you.

Respectfully,

Becky Phillips
Urban Forestry Specialist
City of Spokane



PRE-DEVELOPMENT PACKET

Date Delivered: January 21, 2020

**PROJECT: U Haul Moving and Storage of East Town B20M0002PDEV
4110 E Sprague Ave (Parcel 35221.0211)**

To: Matthew Schaub, U Haul
Cc: Dermott Murphy, Deputy Building Official, City of Spokane
Tami Palmquist, Associate Planner, City of Spokane

Dear Mr. Schaub,

The purpose of this Pre-Development Packet is to provide general information needed to meet Street Tree requirements in the City of Spokane. If the project includes planting, pruning (crown or roots), protecting or removing street trees then the information in this packet will assist you in meeting the requirements and avoiding delays in your project.

Urban Forestry also performs final landscape inspections for the interior of the property during the Certificate of Occupancy review. This includes making sure the landscape matches the approved design, and that design elements are installed in accordance with City of Spokane Municipal Codes. A licensed certified arborist is only required for the planting of street/public trees, but the planting standards and specifications are the same for interior trees, so please use the V-101 & V-102 as planting standards for all trees and shrubs on this site.

The documents included in this packet are as follows:

- Certified & Licensed Arborists in the City of Spokane
- Tree and Shrub Planting Details Diagram
- A Clear View: Vegetation & Traffic Safety Diagram
- Existing Sidewalk Retrofit Diagram
- Tree Protection Specifications
- Tree Protection Detail

In addition, the documents below may be helpful to you as well and can be found at the corresponding websites:

Street Tree Permit Application available online at www.aca.spokanepermits.org

Approved Street Tree List available online at www.spokaneurbanforestry.org

Please pay particular attention to the following as these are the most common concerns:

1. Please use the City's standard tree and shrub planting details V-101 & V-102 (Attached)
2. No tree shall be planted within fifteen (15) feet of any driveway, alley, streetlight, utility pole, non-safety street sign (ex. parking, street name) or fire hydrant. No tree shall be planted within twenty

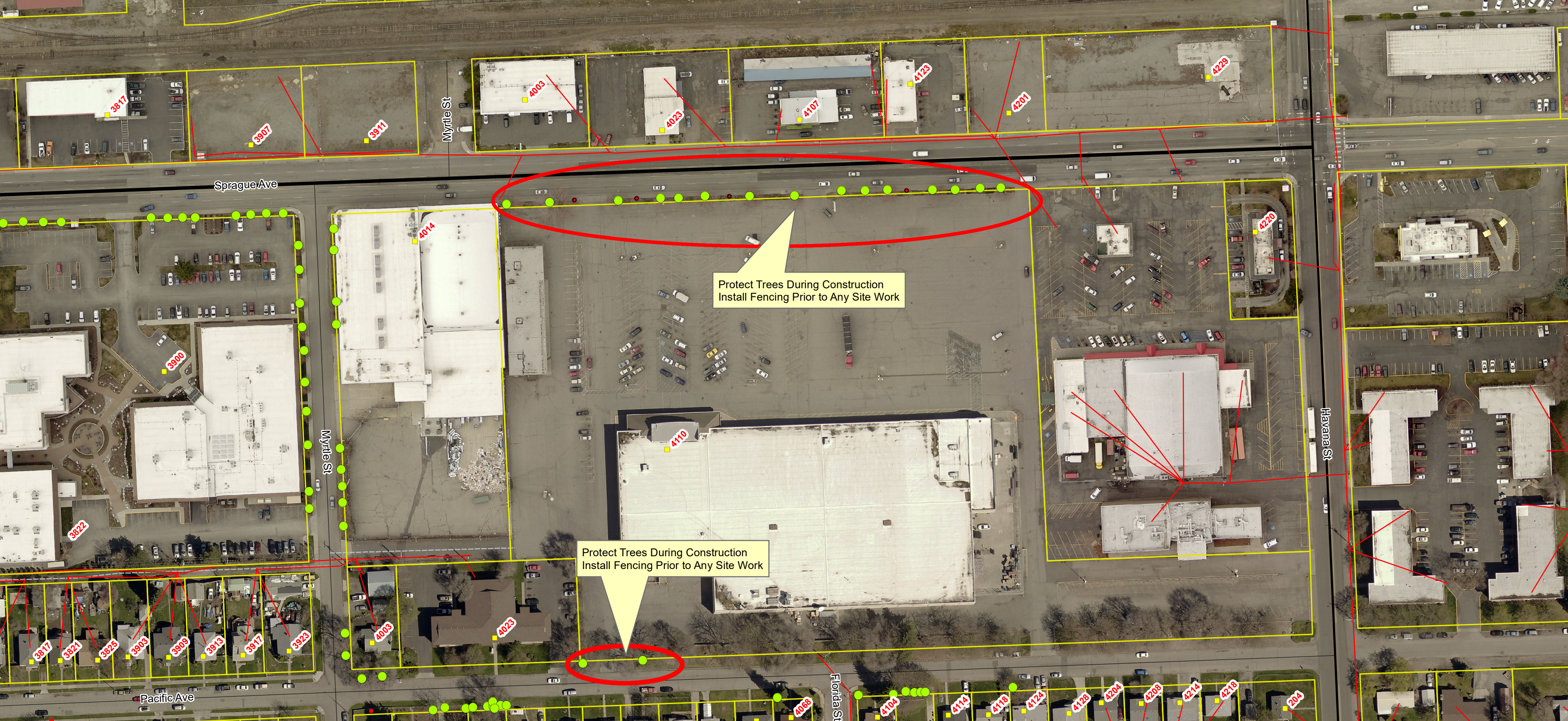
(20) feet of a critical street safety sign (stop, yield, or pedestrian crossing). The potential placement of street signs, street lights and utility poles shall be evaluated to lessen the conflict with the growth of existing street trees.

3. Any substitutions or revisions to the final approved plant schedule and planting plan must have written approval from Urban Forestry and the Landscape Architect prior to installation.
4. Please have a licensed Certified Arborist from the attached list submit a complete Street Tree Permit Application 10 days prior to tree work for this project.

The documents provided are also available on our website: www.spokaneurbanforestry.org or if you have any questions please contact Katie Kosanke at 509.363.5495 or kkosanke@spokanecity.org. Our intent is to provide guidance and assistance early in this process to ensure your project is successful; please do not hesitate to contact us.

Respectfully,

Katie Kosanke
Urban Forester, City of Spokane



Sprague Ave

Myrtle St

Myrtle St

Havana St

Pacific Ave

Florida St

Protect Trees During Construction
Install Fencing Prior to Any Site Work

Protect Trees During Construction
Install Fencing Prior to Any Site Work



Certified & Licensed Arborists in the City of Spokane

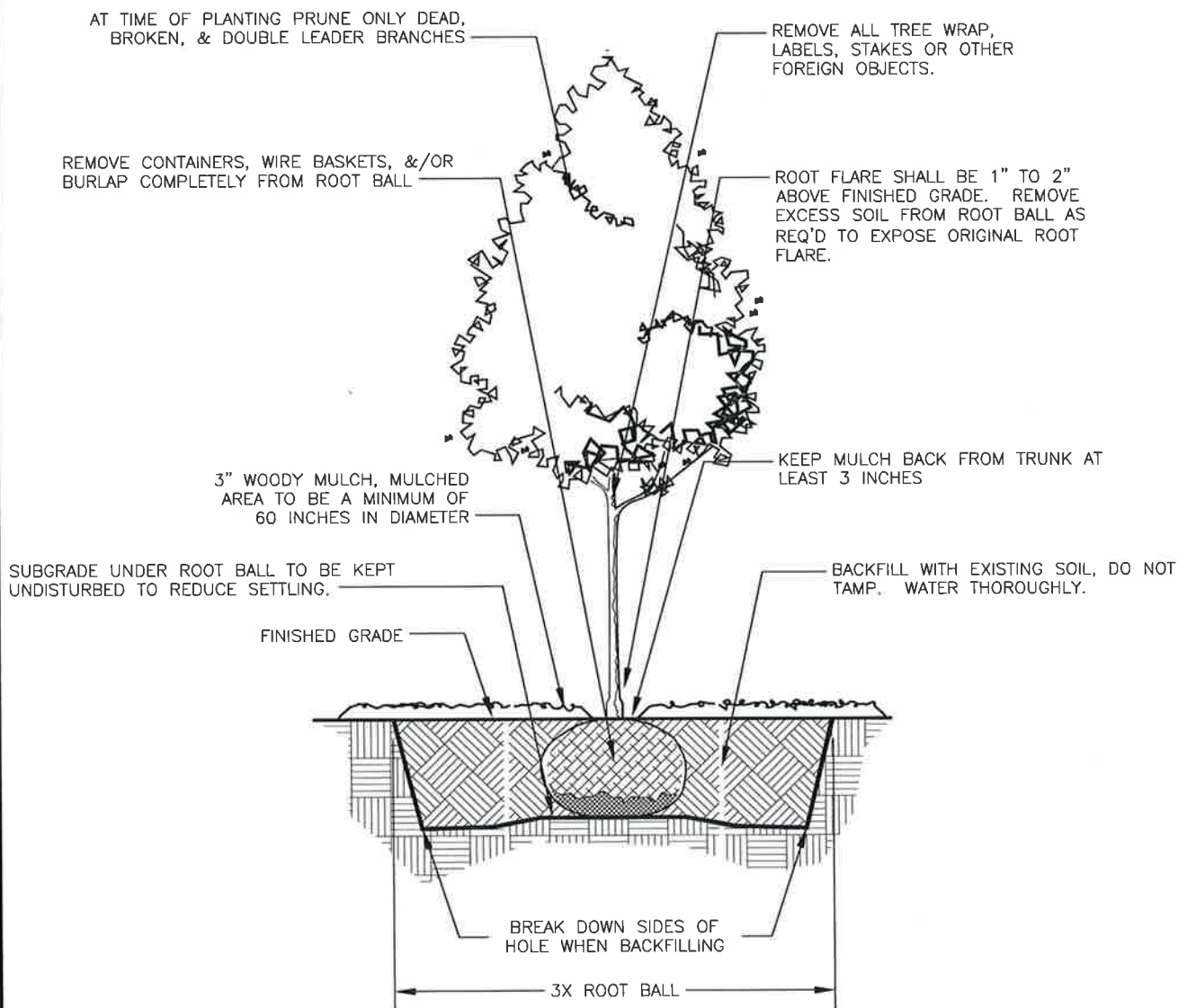
www.spokaneurbanforestry.org

Company Name	Phone	Email/Website
F A Bartlett Tree Expert Company	509-892-0110	shogan@bartlett.com
Spokane Tree Pro	509-998-2771	spokanetreepro@gmail.com
C & C Yard Care Inc*	509-482-0303	chrisc@candcyardcare.com
Budget Arbor & Logging LLC	509-458-0838	mike@budget-arbor.com
Senske Services	509-891-6629	sjones@senske.com
All Seasons Tree Service	208-660-7461	office@allseasonstreeservice.contractors
Sam's Tree & Landscape LLC	509-467-3801	sam@samscales.net
Skyline Tree Service LLC	509-496-9793	crendall1@hotmail.com
Heindl Tree Care Inc*	509-475-9135	arborpaul@hotmail.com
Spirit Pruners LLC*	509-979-3496	k@spiritpruners.com
Clearwater Summit Group Inc	509-482-2722	rnee@clearwatersummitgroup.com
Aardvark Tree Service	509-891-7650	aardvarktree@live.com
Community Forestry Consultants Inc*	509-954-6454	cfconsults@comcast.net
Land Expressions	509-466-6683	frontdesk@landexpressions.com
Little Tree Inland Northwest LLC	509-212-4972	clarkrjacob@gmail.com
Dan Dengler	970-401-0412	dandenglerlongboards@yahoo.com
Affordable Arborist Tree Care Inc	509-879-0577	sandnessmerret@gmail.com
Don Taylor Tree Services Inc	208-640-1951	don@dontaylortreeservice.com
Palms Tree Service & Landscaping	509-939-0460	darrenpalmer1@gmail.com
Frontier Tree Service	509-487-8733	frontiertreeservicespokane@gmail.com
Tall Tree Service	509-747-8733	talltreeservice@gmail.com
Treescapescapes Inc	509-922-8733	treescapescapes@roadrunner.com
ABC Consulting Arborists LLC	509-953-0293	daniel@abcarborist.com
A1 Tree Service*	509-623-0344	a1stumpremovalspokane@gmail.com
Bluebird Tree Care Inc*	208-651-3959	benlarsontree@gmail.com
Miller Tree Care LLC	509-981-4208	millertreecarellc@gmail.com
Deep Roots Garden & Landscaping	509-216-4835	christopher.re78@gmail.com
Greenleaf Landscaping Inc	509-536-2885	melanie@greenleafwa.com
Selkirk Landscape Services	509-536-1919	selkirklandscape@gmail.com

*Currently qualified to provide Risk Assessments

~as of December 2019

808 W. Spokane Falls Blvd., Spokane, Washington 99201-3317
Ph.: 509.363.5495 • FAX: 509.625.6205



NOTES:

1. TREES BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
2. ALL 'ADVENTITIOUS ROOTS' AND 'SUCKERS' SHALL BE PRUNED AWAY PRIOR TO PLANTING.
3. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
4. TREES NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.
5. LOCATIONS OF TREES TO MEET THE REQUIREMENTS OF DESIGN STANDARDS 3.5-2.
 ≥ 15 FT FROM DRIVEWAYS, ≥ 10 FT FROM DRAINAGE INLETS, ≥ 20 FT FROM DRYWELLS,
 NOT OBSTRUCT TRAFFIC SIGNS OR SIGHT TRIANGLES, AND 15 FT FROM UNDERGROUND UTILITIES
6. 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.

APPROVED BY

ENGINEERING OPERATIONS MANAGER

KYLE TWOHIG

PRINCIPAL ENGINEER, CONST.

KENNETH M. BROWN, P.E.

ADOPTED: 2/1986

REVISED: 05/2015

SUPERSEDES: 04/2012

CHECKED BY: SJS

SCALE: NTS

REVISED BY: MLD

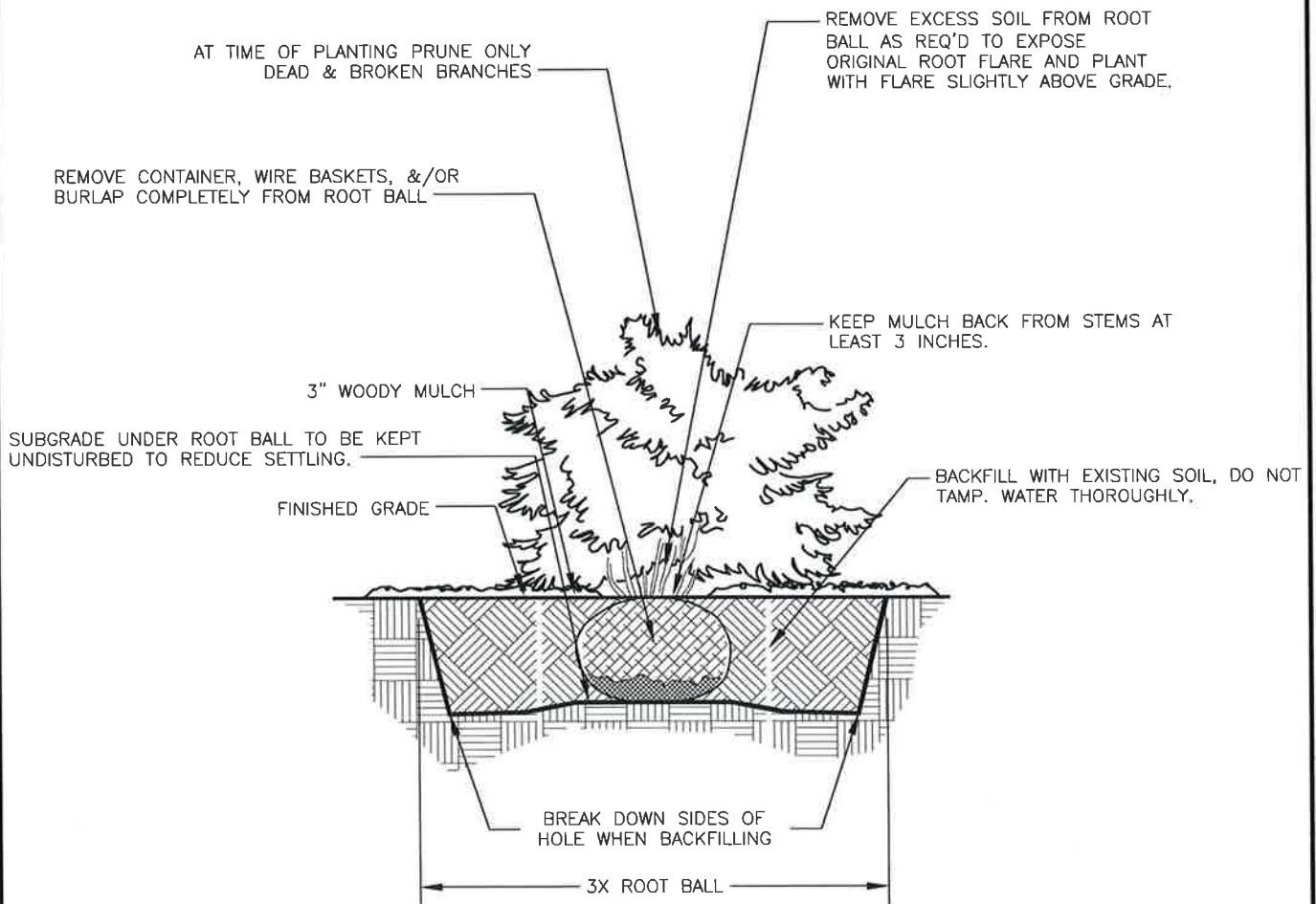


TREE PLANTING DETAILS

ALL TYPES, FORMS AND SPECIES

ENGINEERING SERVICES
CITY OF SPOKANE, WASHINGTON

STANDARD
PLAN No.
V-101



NOTES:

1. SHRUBS BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
2. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
3. SHRUBS NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED SHRUBS WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.

APPROVED BY

ENGINEERING OPERATIONS MANAGER

KYLE TWOHIG

PRINCIPAL ENGINEER, CONST.

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ADOPTED: 2/1986

REVISED: 05/2015

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CHECKED BY: SJS

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SHRUB PLANTING DETAILS

ALL TYPES, FORMS AND SPECIES

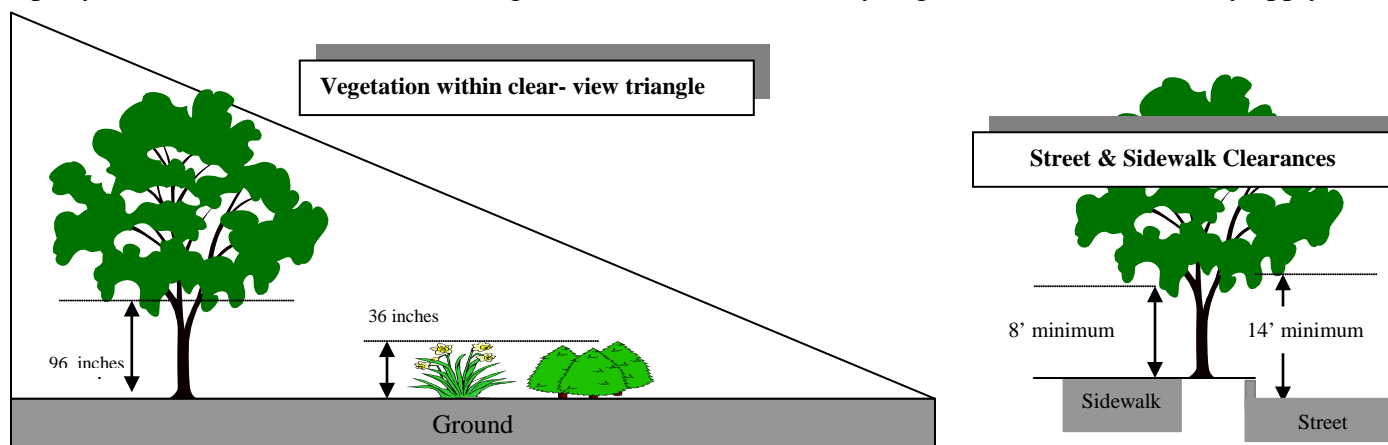
ENGINEERING SERVICES
CITY OF SPOKANE, WASHINGTON

STANDARD
PLAN No.
V-102

A CLEAR VIEW: VEGETATION & TRAFFIC SAFETY

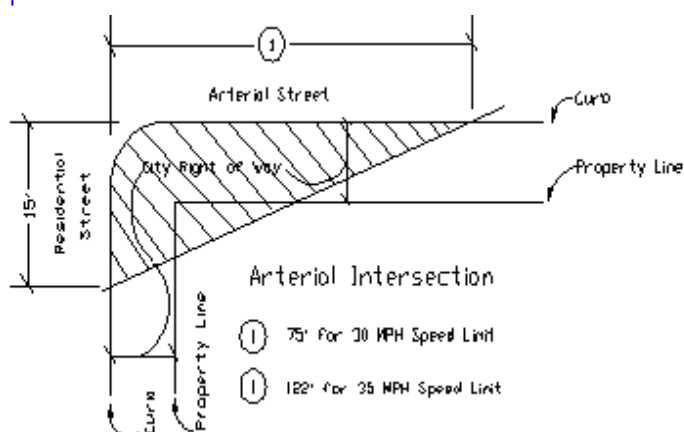
A way To Make Our Streets Safer:

Overgrown vegetation impedes the safe flow of traffic when it blocks our view of traffic signs, pedestrians and other vehicles. If vegetation is blocking visibility in the street or an intersection, it is your responsibility as the adjacent property owner or resident to trim the vegetation. Below are the City vegetation standards as they apply to visibility.

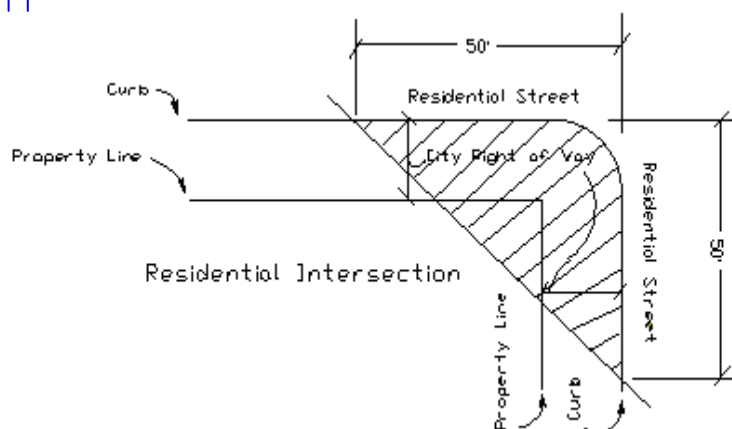


Types of Intersections (Diagonal Lines = Clear View Triangle):

Arterial Intersection

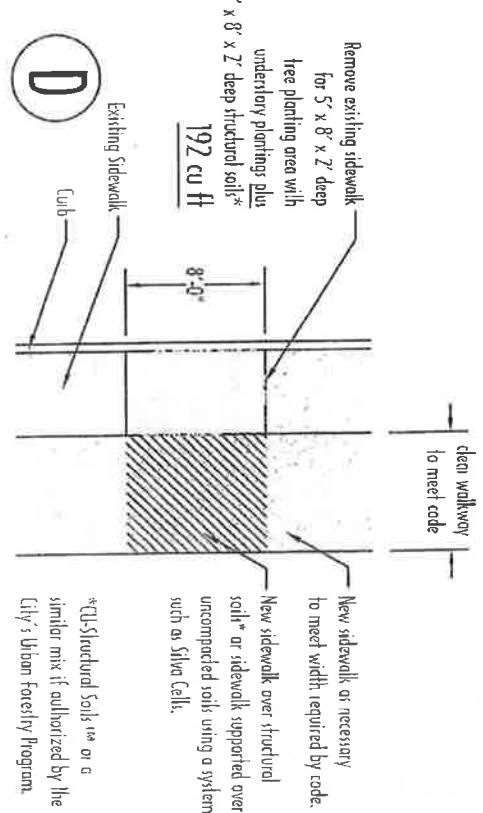
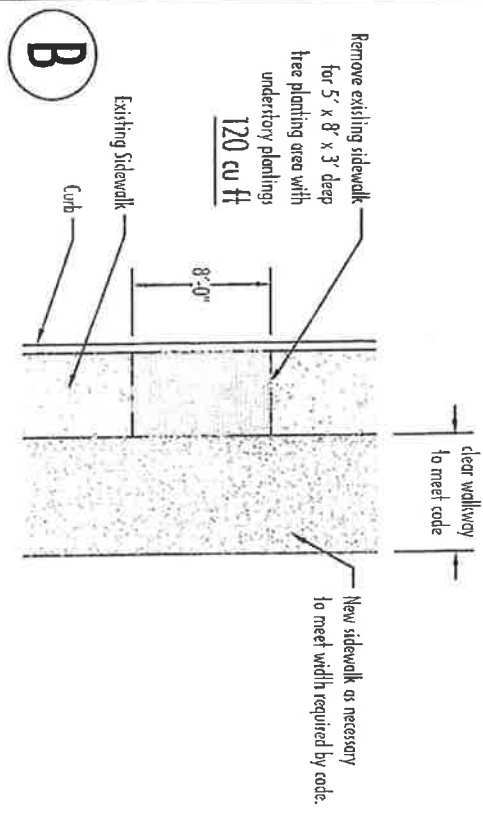
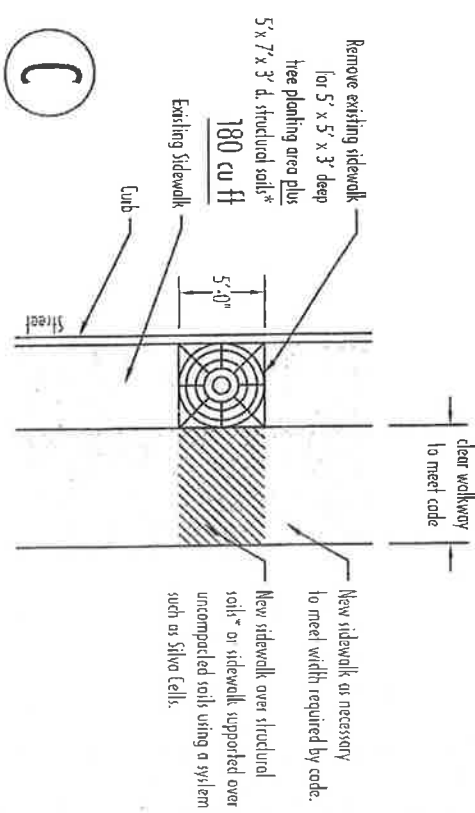
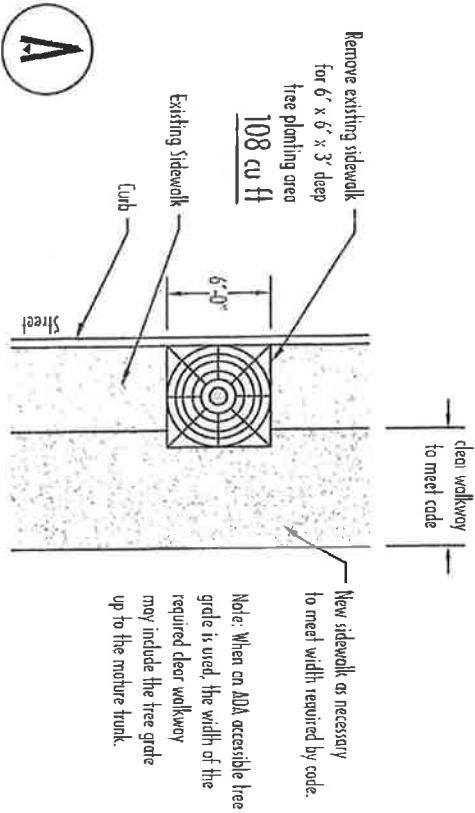


Residential Intersection



Visibility Standards:

	Description of Existing Vegetation	Vegetation Requirements	Reference in City Codes
1.	Shrubs/Hedge/Plants existing in Clear Triangle.	Trim Shrubs/Hedge/Plants to 36 inches in height.	17C.200.050
2.	Tree branches and any vegetation overhanging in Clear Triangle (no sidewalk).	Remove all tree limbs/vegetation existing from ground level to minimum height of 96 inches.	17C.200.050
3.	Tree branches and any vegetation overhanging sidewalk (in and outside Clear Triangle).	Remove all branches/vegetation existing from sidewalk level to minimum height of 8 feet.	12.02.0202
4.	Tree branches and any vegetation overhanging street (in and outside Clear Triangle).	Remove all branches/vegetation existing from street level to a minimum height of 14 feet.	12.02.0202



*CIS-Structural SoilsTM or a similar mix if authorized by the City's Urban Forestry Program.



Existing Sidewalk Retrofit - Possible options to provide 100 cu ft of uncompacted soil for street trees.

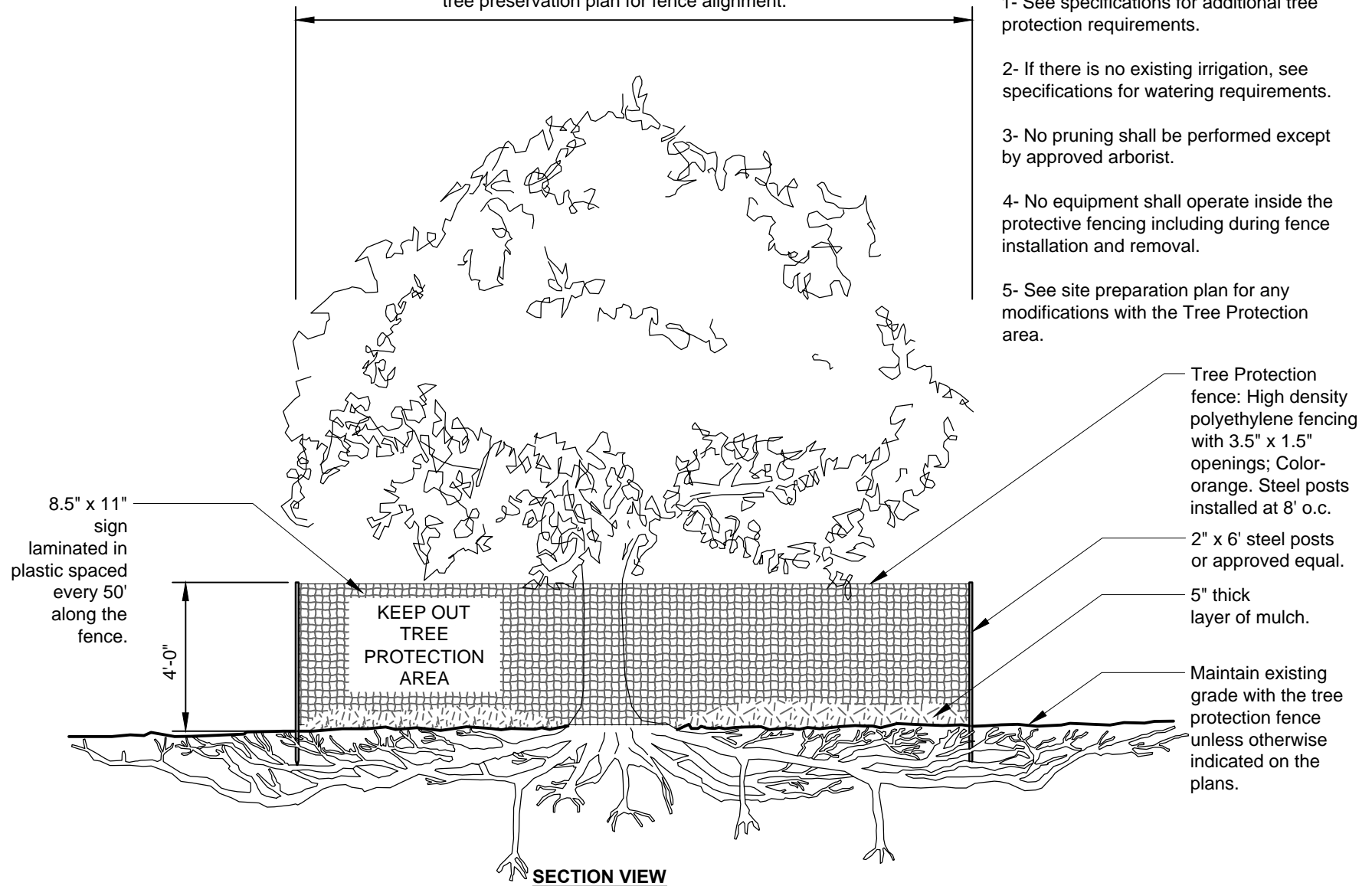
Soil is a key factor for tree health but in an urban setting it's almost impossible to provide ideal soil volumes. The City of Spokane highly encourages building permit applicants to consider providing as much uncompacted soil as possible for trees, and requires at least 100 cu ft (max. 3' depth may be factored into volume). A permit is necessary to plant a tree in the public right of way; please contact the Urban Forestry Program at 363-5470.

Courtesy of the Urban Design Section of the Planning Services Department.

Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.

Notes:

- 1- See specifications for additional tree protection requirements.
- 2- If there is no existing irrigation, see specifications for watering requirements.
- 3- No pruning shall be performed except by approved arborist.
- 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
- 5- See site preparation plan for any modifications with the Tree Protection area.



TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

Tree Protection Specifications for Development in the City of Spokane

1. General

The City of Spokane's Municipal Code requires that tree pruning, planting, or removal work within the public right-of-way and on public property must be performed by a person or entity with a commercial tree license. (SMC 10.25.010)

Additionally, all tree pruning (crown or root) and tree removal work must be performed by an International Society of Arboriculture (ISA) certified arborist or certified tree worker. Tree planting must be directly supervised by an ISA certified arborist or certified tree worker.

The term "Contracted Arborist" shall be used in the remainder of this document to refer to the licensed tree company.

All equipment to be used and all work to be performed must be in full compliance with the most current revision of the American National Standards Institute Z-133-2017, or as amended.

2. Tree Protection Zone (TPZ)

For the purpose of protecting trees in the right of way during development, the contractor/developer may install the TPZ in accordance with the standards below.

The tree protection zone (TPZ) will either be determined in the field by Urban Forestry staff or established by the Contracted Arborist for approval by Urban Forestry staff prior to any excavation or work by the following method. The minimum TPZ shall be equal to the Critical Root Zone (CRZ) as defined by the International Society of Arboriculture (ISA): an area equal to 1 foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter at 4.5 feet above grade (referred to as diameter at breast height or dbh). TPZ modifications may be made due to construction objectives and site infrastructure only with prior authorization by Urban Forestry staff.

Mulch: The area within the TPZ shall be mulched with 1-2 inches of untreated wood chips, leaving a 1 foot radius from the trunk free of mulching materials, unless otherwise pre-approved by Urban Forestry staff.

Water: All trees designated for protection shall receive 5-10 gallons of water per caliper inch every seven days throughout the construction period. The amount and frequency of irrigation may be adjusted as needed due to temperature fluctuations and site conditions.





Temporary Fencing: Install temporary fencing, 3' tall minimum, orange plastic construction fencing per manufacturer's specifications, located as indicated or outside the TPZ of trees to protect remaining vegetation from construction damage. Fencing must be maintained at all times during construction. Alternative or modified fencing material may be permitted with prior authorization by Urban Forestry staff.

Removal of Hardscapes: Where equipment is necessary to remove hardscapes in proximity of a protected tree, construction personnel must exhibit due care to ensure no damage occurs to the existing roots. If roots are encountered in the demo area, consultation with Urban Forestry staff or a Contracted Arborist is required to determine best management practice to meet construction and tree preservation objectives.

Protect tree root systems from damage due to noxious materials caused by runoff or spillage while mixing, placing, or storing construction materials. Protect root systems from flooding, eroding, or excessive wetting caused by dewatering operations.

Do not store construction materials, debris, or excavated material within the TPZ of remaining trees. Do not permit vehicles or foot traffic within the TPZ; prevent soil compaction over root systems.





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Building B. Design

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1

ARCHITECTURAL RENDERINGS





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Paint Callout

Client:



703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

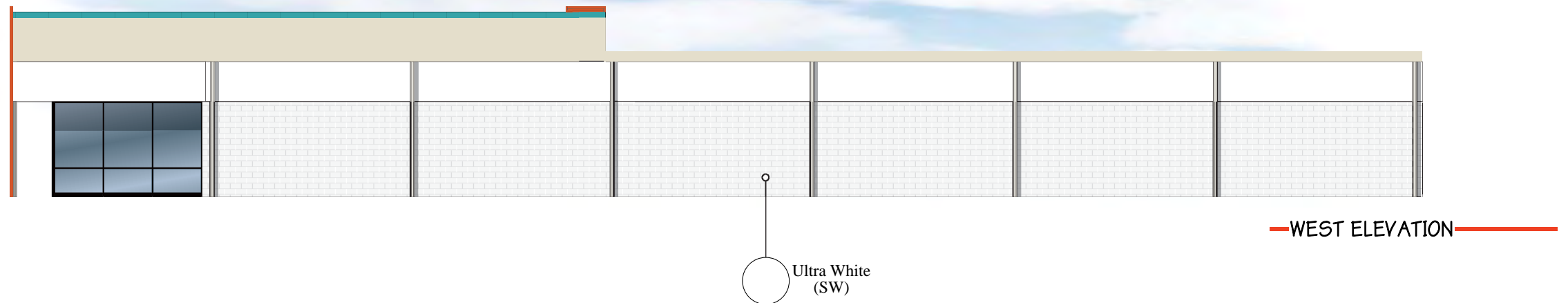
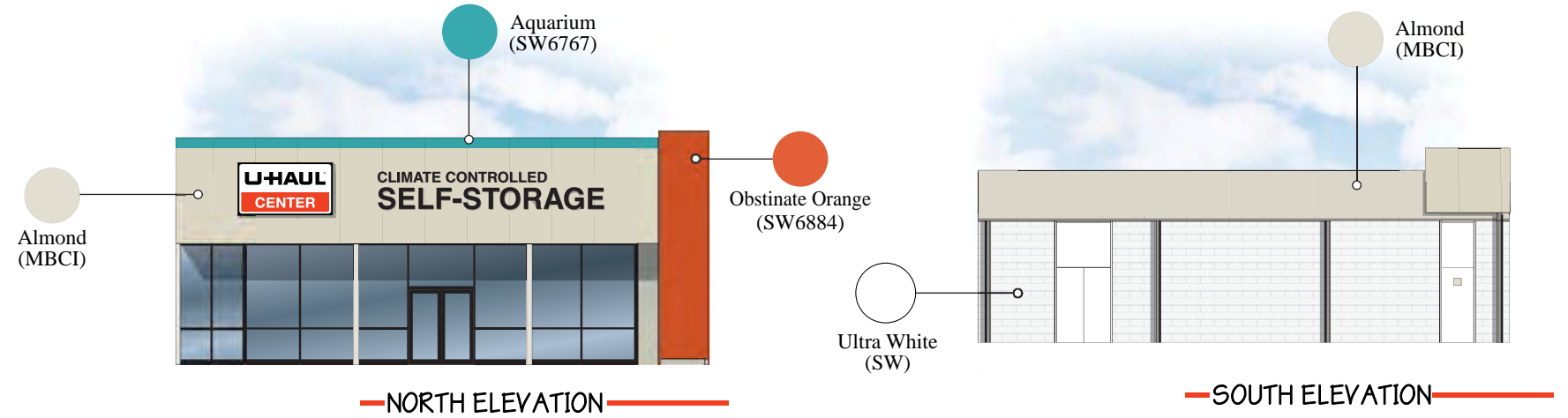
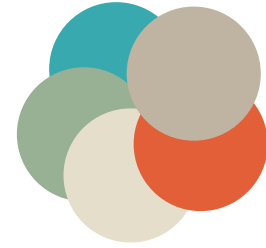
Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:

- Obstinate Orange (SW6884)
- Aquarium (SW6767)
- Nurture Green (SW6451)
- Almond (MBCI)
- Ultra White (SW)
- Ethereal White (SW6182)





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Material Callout

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

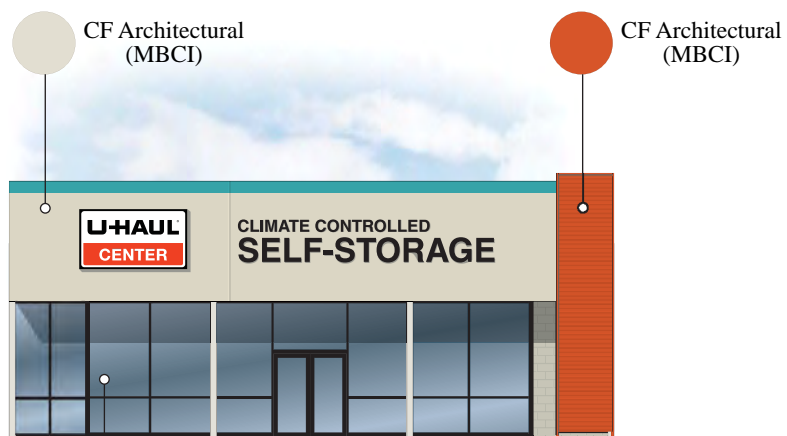
Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1

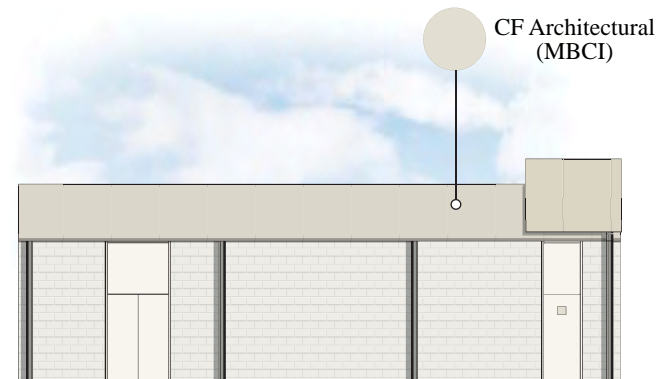
Additional Notes:

MATERIAL CALLOUT



— NORTH ELEVATION —

GENEROUS USE OF GLASS
NEAR STOREFRONT



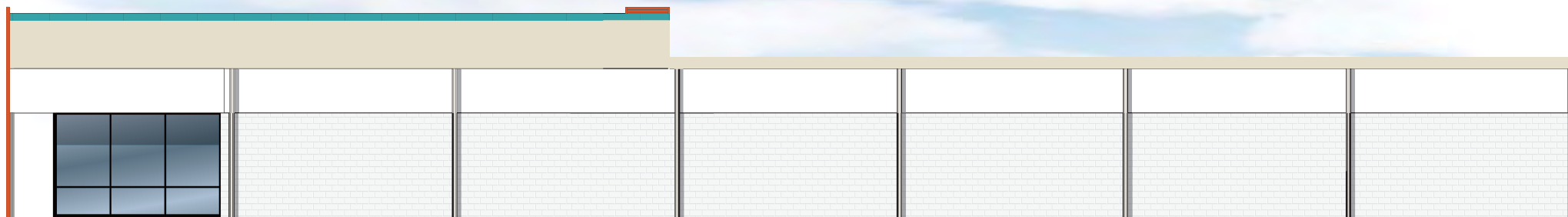
— SOUTH ELEVATION —



— EAST ELEVATION —

PROJECTION CREATES ARCHITECTURAL
INTEREST ABOVE CUSTOMER ENTRANCE

VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE



— WEST ELEVATION —

SIGN CALLOUT



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Sign Callout

Client:



789066

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
Pending Approval
703075 MSTR Art-KU01

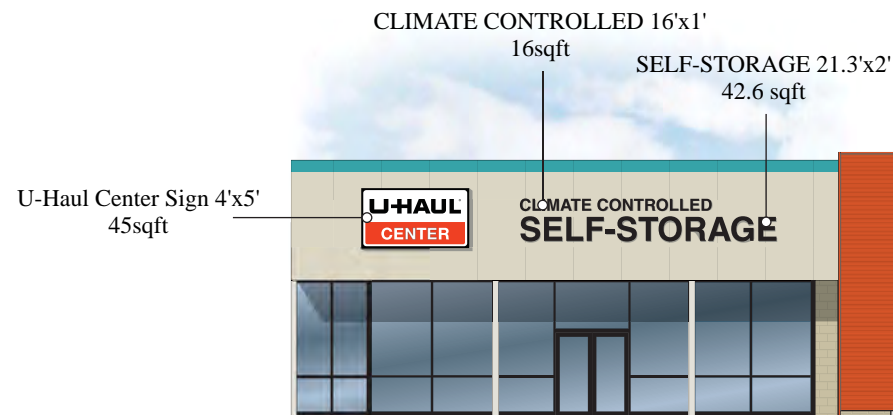
Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:



ARCHITECTURAL DESIGN & FACILITY IMAGING



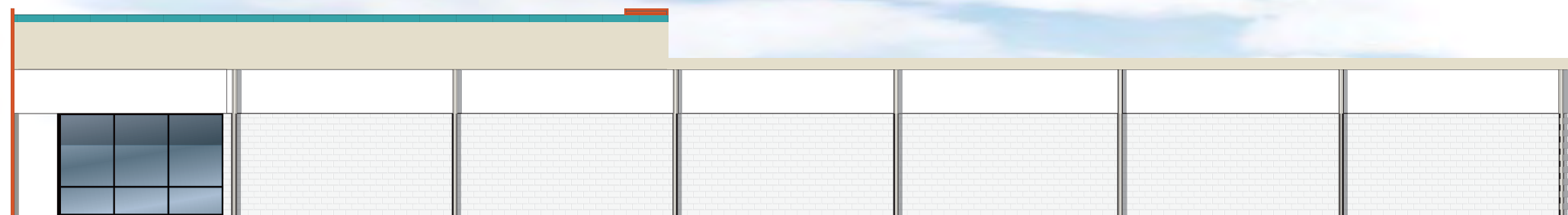
— NORTH ELEVATION —



— SOUTH ELEVATION —



— EAST ELEVATION —



— WEST ELEVATION —



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Building A. Design

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

ARCHITECTURAL RENDERINGS





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Paint Callout

Client:

703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

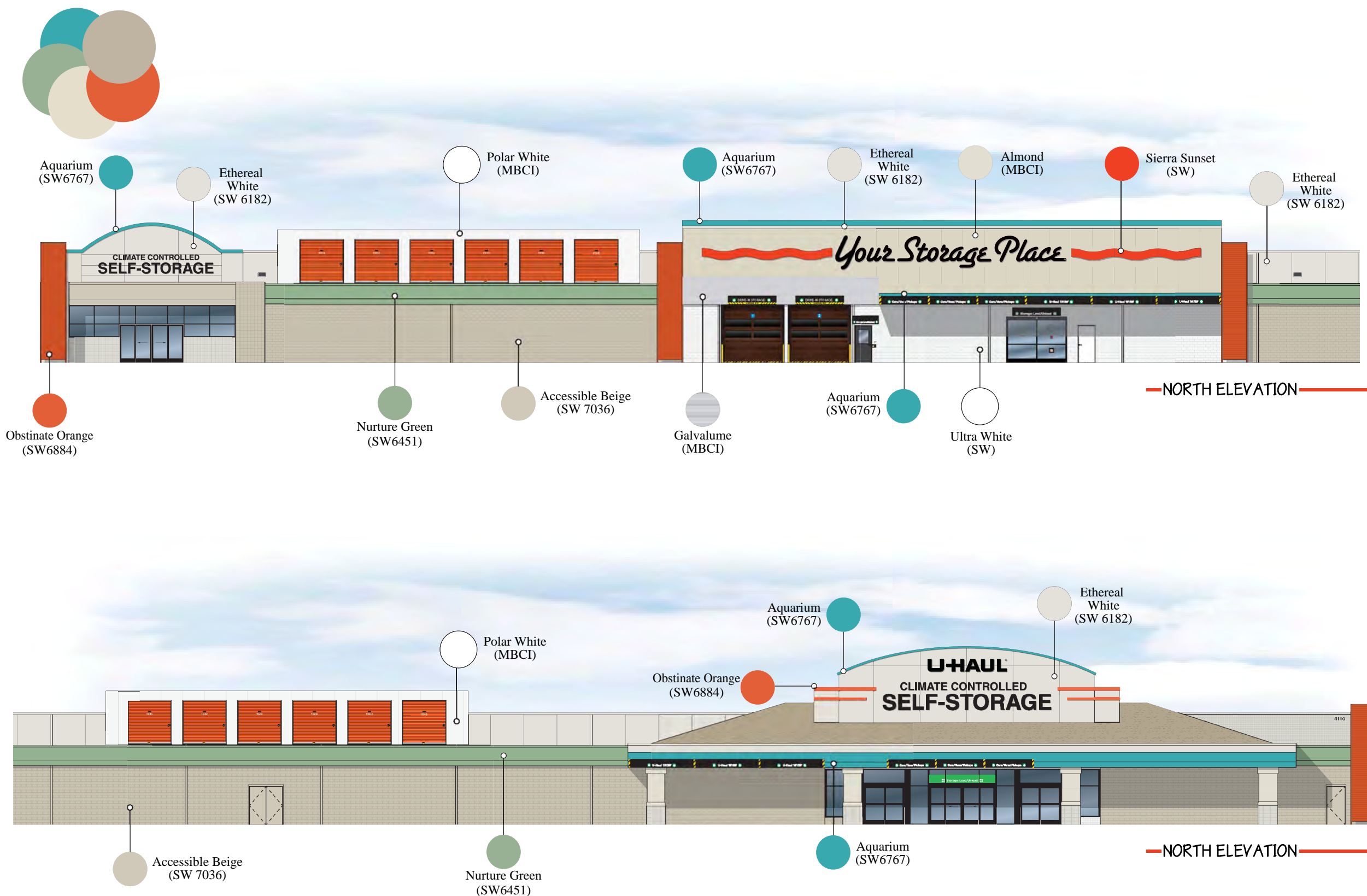
Additional Notes:



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

- Obstinate Orange (SW6884)
- Aquarium (SW6767)
- Nurture Green (SW6451)
- Almond (MBCI)
- Polar White (MBCI)
- Ethereal White (SW 6182)
- Ultra White (SW)
- Sierra Sunset (SW)
- Accessible Beige (SW 7036)
- Galvalume (MBCI)





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Material Callout

Client:

703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

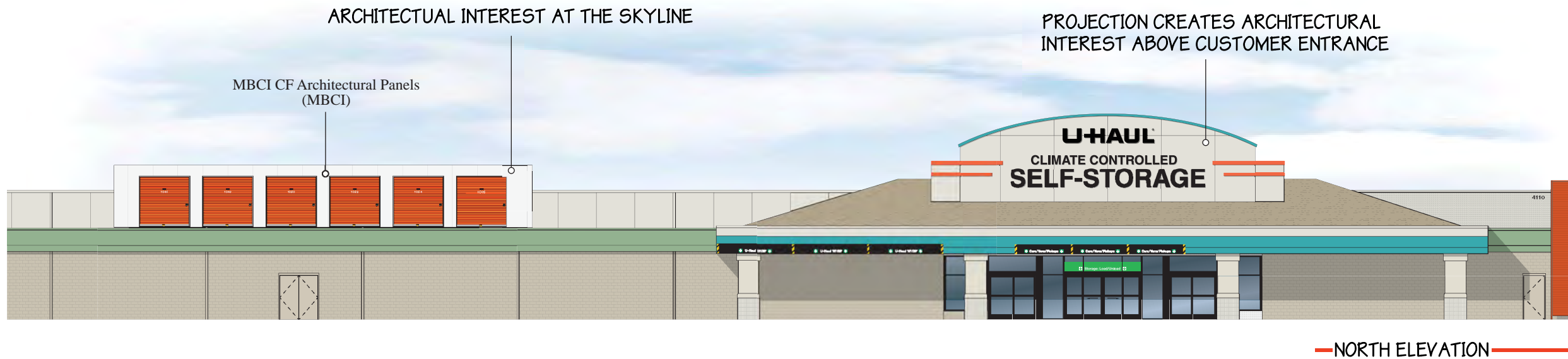
Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:

MATERIAL CALLOUT





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Sign Callout

Client:

 789066

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

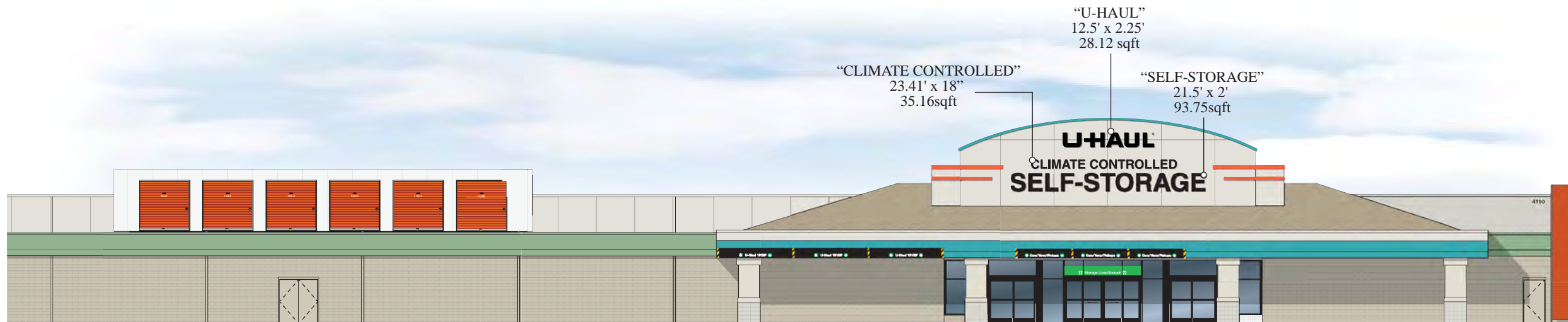
Concept Design - 1
Design Presentation - 1

Additional Notes:

SIGN CALLOUT



— NORTH ELEVATION —



— NORTH ELEVATION —



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Paint Callout

Client:



703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

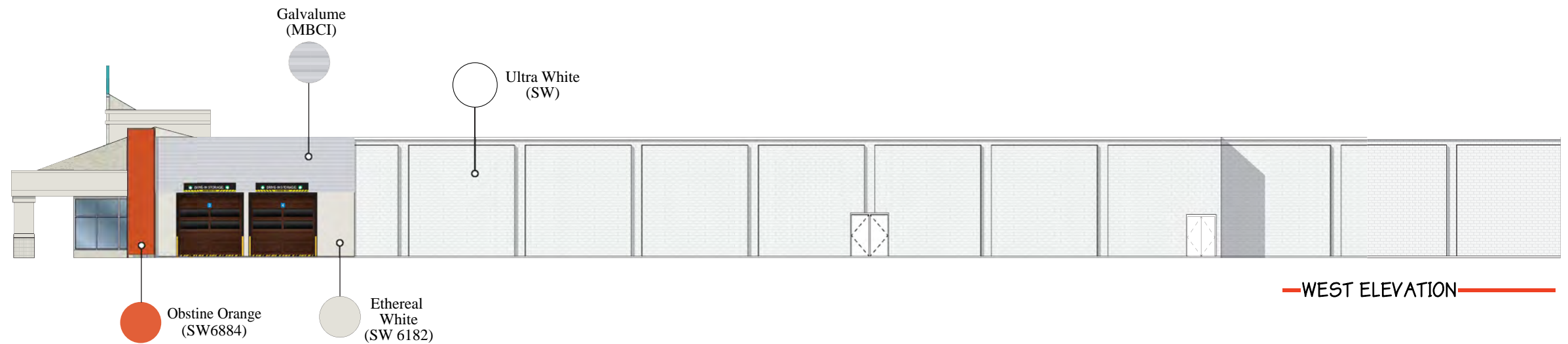
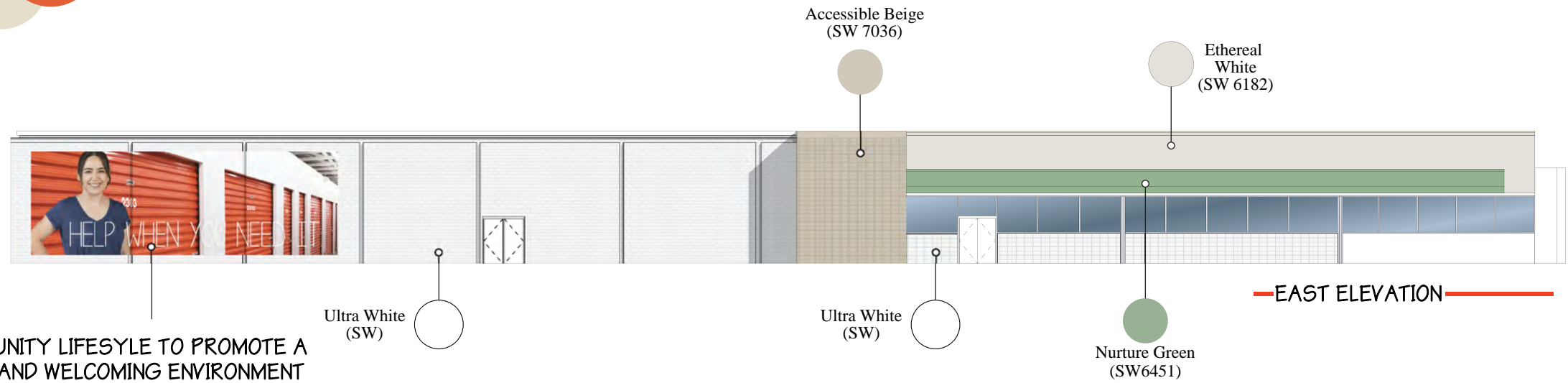
Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:

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Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Material Callout

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

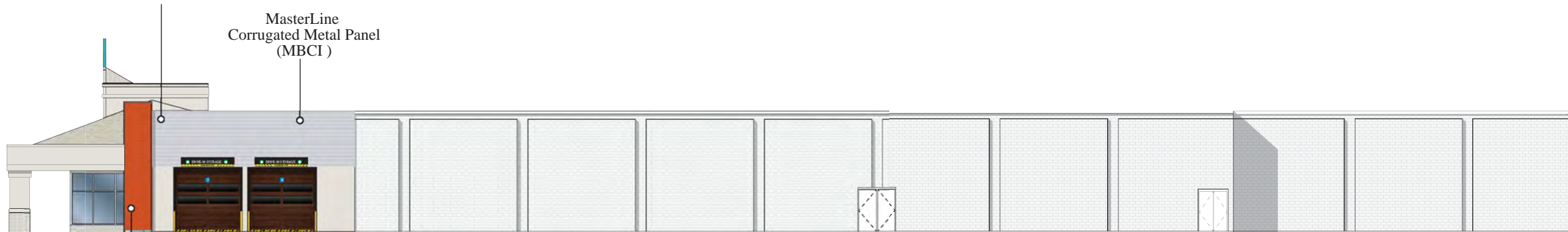
Additional Notes:

MATERIAL CALLOUT

COMMUNITY LIFESTYLE TO PROMOTE A
SAFE AND WELCOMING ENVIRONMENT



ARTISTIC USE OF MATERIALS
CREATING ARCHITECTURAL
INTEREST AT THE SKYLINE

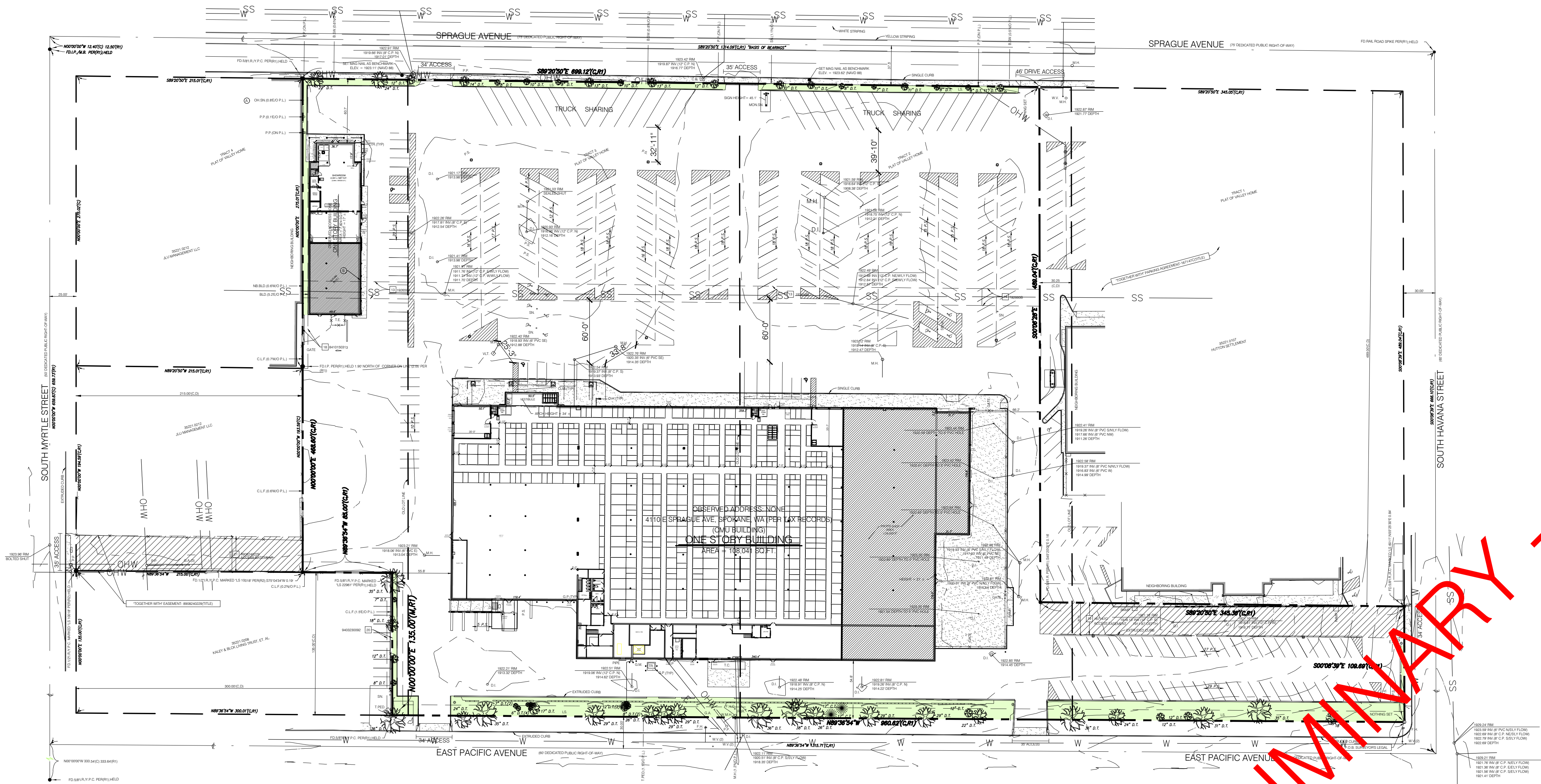


7.2 Corrugated
Metal Panels
(MBCI)

—WEST ELEVATION—



—SOUTH ELEVATION—



SITE AERIAL

SCALE: N.T.S.



PROPOSED MIX									
LOCKER SIZE	INTERIOR - C/C			EXTERIOR			TOTAL		
	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%
5 x 5	73	1,825	5%	0	0	0%	73	1,825	5%
5 x 7	1	30	0%	0	0	0%	1	30	0%
5 x 8	3	105	0%	0	0	0%	3	105	0%
5 x 9	3	120	0%	0	0	0%	3	120	0%
5 x 10	185	9,250	24%	0	0	0%	185	9,250	24%
7 x 8	2	112	0%	0	0	0%	2	112	0%
7 x 10	13	910	2%	0	0	0%	13	910	2%
8 x 10	19	1,520	4%	0	0	0%	19	1,520	4%
9 x 10	2	180	0%	0	0	0%	2	180	0%
10 x 10	181	18,100	47%	0	0	0%	181	18,100	47%
10 x 15	45	6,750	17%	0	0	0%	45	6,750	17%
TOTAL	527	38,902	100%	0	0	100%	527	38,902	100%

U-BOX AREA = 13,959± S.F.
TOTAL U-BOXES = 164 (1-HIGH)

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/30/19	BDC	ADDED S/R
2	08/23/19	BDC	REV'S PER EUS REVIEW
3	08/29/19	BDC	STG REV'S; ADDED EASEMENTS
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of East Town
4110 E Sprague Ave
Spokane, WA 99202

SHEET CONTENTS:
Proposed
Site Plan

703075

DRAWN: BDC
CHECKED: NH
DATE: 06/20/2019

SP1

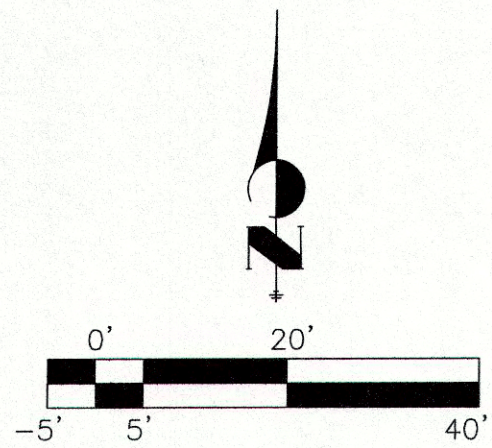
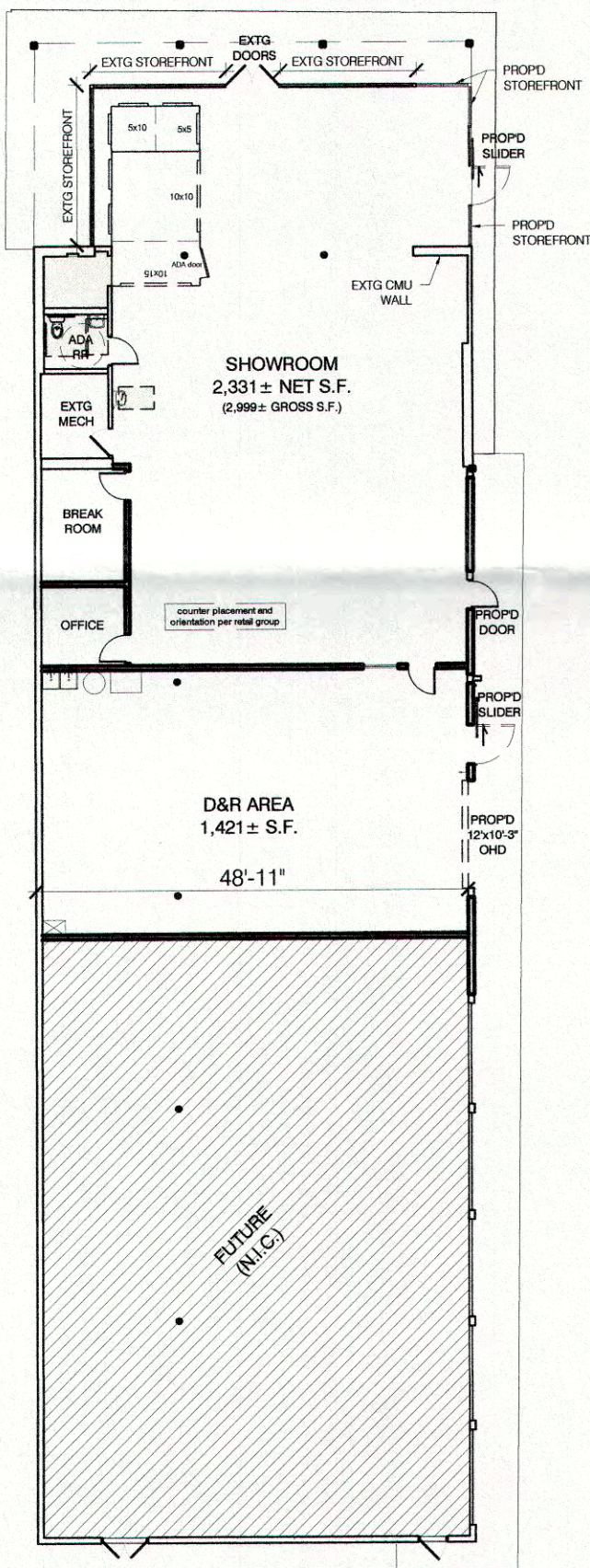
703075A1B

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LOOKER SIZE	PROPOSED MIX								
	PHASE II - C/C			PHASE II - C/C			TOTAL		
	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%
5 x 5	25	625	4%	48	1,200	5%	73	1,825	5%
5 x 6	1	30	0%	0	0	0%	1	30	0%
5 x 7	0	0	0%	3	105	0%	3	105	0%
5 x 8	3	120	1%	0	0	0%	3	120	0%
5 x 10	85	4,250	26%	100	5,000	22%	185	9,250	24%
7 x 8	2	112	1%	0	0	0%	2	112	0%
7 x 10	3	210	1%	10	700	3%	13	910	2%
8 x 10	19	1,520	9%	0	0	0%	19	1,520	4%
9 x 10	1	90	1%	1	90	0%	2	180	0%
10 x 10	73	7,300	44%	108	10,800	48%	181	18,100	47%
10 x 15	15	2,250	14%	30	4,500	20%	45	6,750	17%
TOTAL	227	16,507	100%	300	22,395	100%	527	38,902	100%

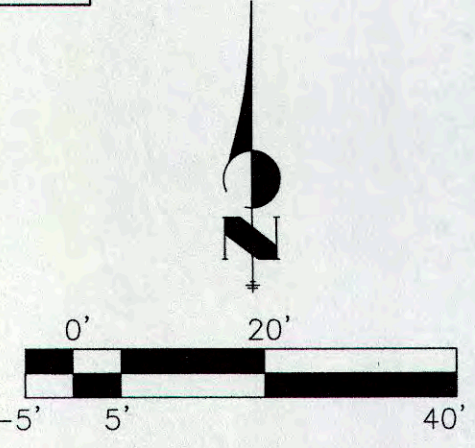
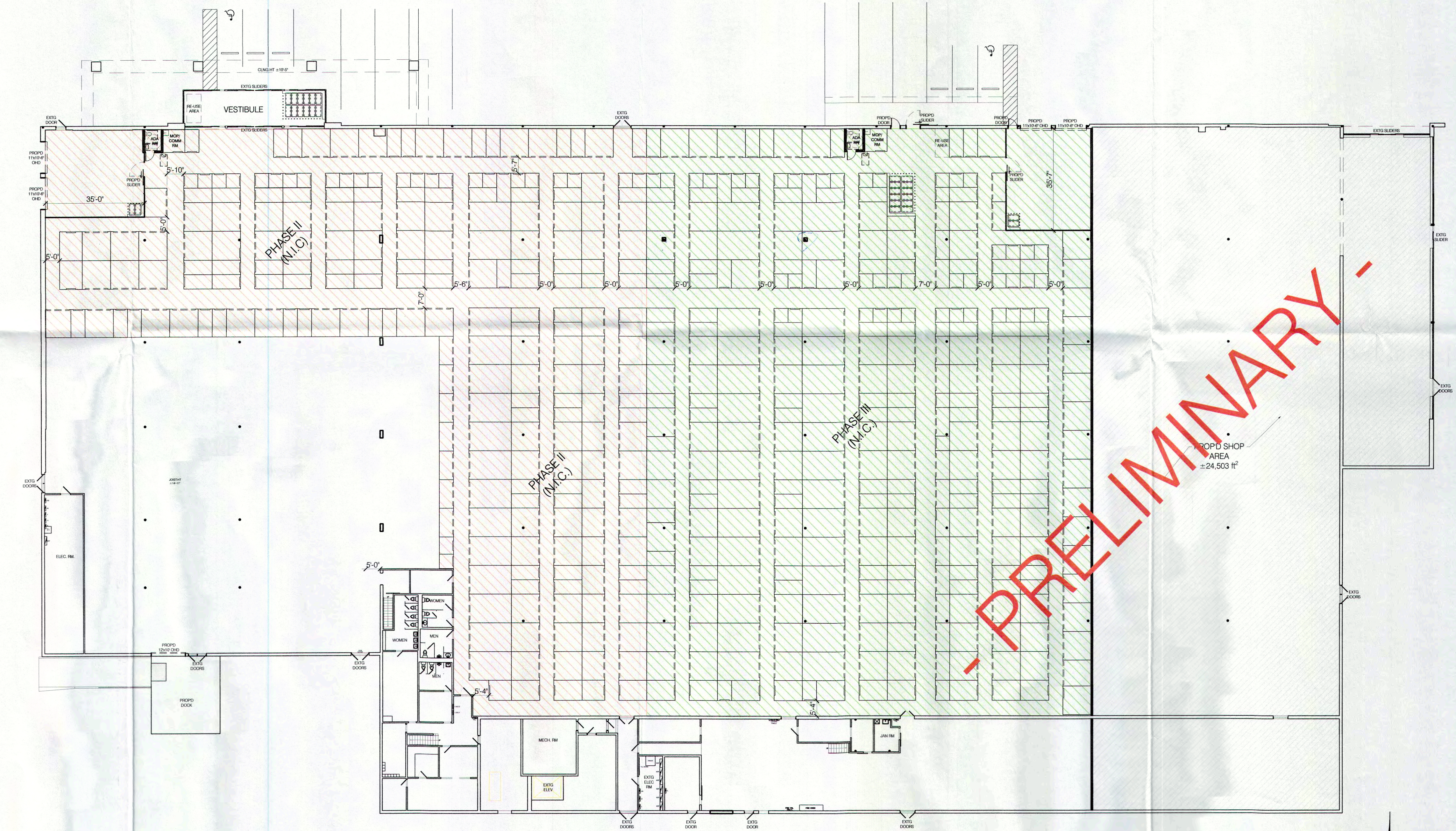
U-BOX AREA = 13,950 S.F.
TOTAL U-BOXES = 14,910 (HIGH)

[Signature]
10/20



SHOWROOM

SCALE: 1" = 20' - 0"



FLOOR PLAN

SCALE: 1" = 20' - 0"

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/30/19	BDC	ADDED S/R
2	08/23/19	BDC	REV'S PER EJS REVIEW
3	08/29/19	BDC	STG REV'S; ADDED EASEMENTS
4	01/02/20	BDC	PHASED STG
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION.
FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of East Town
4110 E Sprague Ave
Spokane, WA 99202

SHEET CONTENTS:

Proposed
Showroom &
Floor Plan

703075

DRAWN: BDC

CHECKED: NH

DATE: 06/20/2019

A1

703075A1B

© 2020 AMERCO REAL ESTATE COMPANY

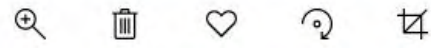
U-HAUL Of East Town
4110 E. Sprague Ave.
Spokane, WA 99202

The objective of the U-HAUL of East Town project is to reuse the former 108,000 square foot Kmart building to build indoor safe, dry, secure, climate controlled storage to serve the community. As well as re-purposing the former 7,824 square foot vacant automotive repair building on the same property to be used for our showroom; where we will sell and install hitches, as well as sell boxes and moving supplies along with truck and trailer rentals. There will be very minimal architectural changes made to the exterior of the buildings during the scope of the project. Most of the changes will be made inside, renovating the spaces to accommodate the showroom and storage units. The main goals we have are improving the appearance of the property that was formerly run down to give it a safe and aesthetically pleasing appearance to the community. This will be achieved by painting the exterior of both buildings as shown in our conceptual drawings, having the landscaped beds cleaned up with the addition of some new trees and shrubs, along with adding a sprinkler system in those landscaped areas so that the plant materials can thrive. There will also be some aesthetically pleasing life style images as well as architectural interest added to the front of the building to create a safe & welcoming environment. The back side of the building will stay relatively the same as to not have a negative impact on the residential housing located behind our property. The traffic from our customers will be towards the front of the property as well to keep our impact to the rear minimal.

Once completed the main building will contain a warehouse for storing and shipping U-Box containers of customers goods world wide, along with 527 various sized storage units. These units will all be individually alarmed and monitored for security. We will have two outdoor parking areas with parking spaces for customers to load and unload their good into storage, as well as 4 covered indoor load/unload bays where customers can access their storage as well. The addition of security cameras both interior and exterior of the buildings will also be added as well as parking lot lighting to provide a safe and welcoming environment to the public.

See all photos

+ Add to



Edit & Create Share























































































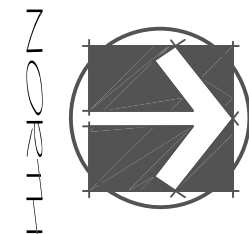
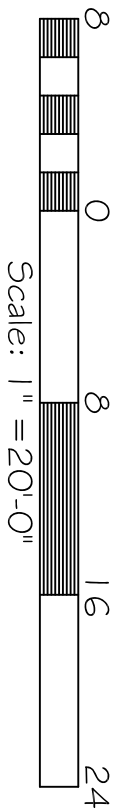










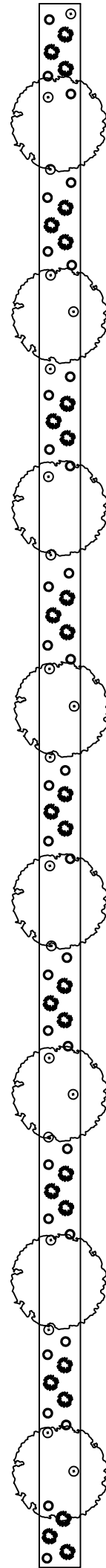


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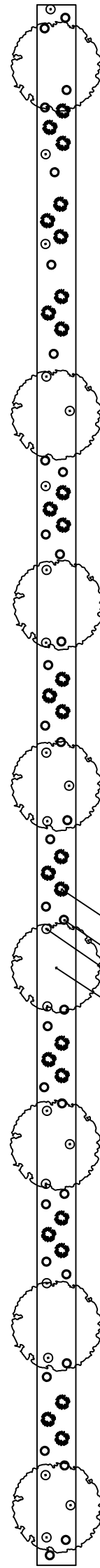
DATE STARTED	06/20/17
LAST REVISED	06/20/17
DRAWN BY	CB
PLOT SCALE	SEE DRAWING

STAMP

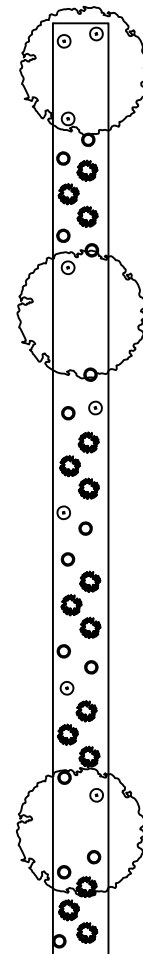
SHEET 1 OF 1



U-Haul Parking Lot



Sprague Ave



UHaul
4110 E. Sprague Ave
Spokane, WA 99202
Landscape Plan



E. 12202 Thorpe Road
Spokane, WA 99206
Tel: 509.926.7950
Fax: 509.926.0271
Free: 1.888.509.707.7950
web: www.haaselandscapes.com
E-mail: info@haaselandscapes.com



Moving & Storage
of East Town

Date:

April 2, 2020

Description:

Building B. Design

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

Concept Design - 2
Design Presentation

ARCHITECTURAL RENDERINGS





Moving & Storage
of East Town

Date:

April 2, 2020

Description:

Paint Callout

Client:

703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

Concept Design - 2
Design Presentation - 1

Additional Notes:



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

Obstinate Orange
(SW6884)

Aquarium
(SW6767)

Nurture Green
(SW6451)

Almond
(MBCI)

Ultra White
(SW)

Ethereal White
(SW6182)



Almond
(MBCI)

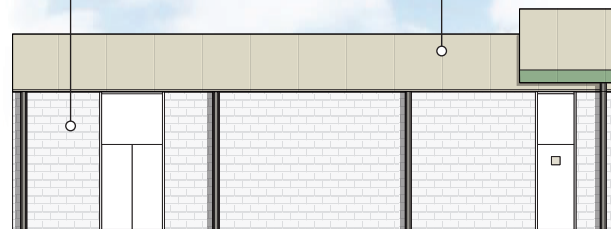
Aquarium
(SW6767)



NORTH ELEVATION

Ultra White
(SW)

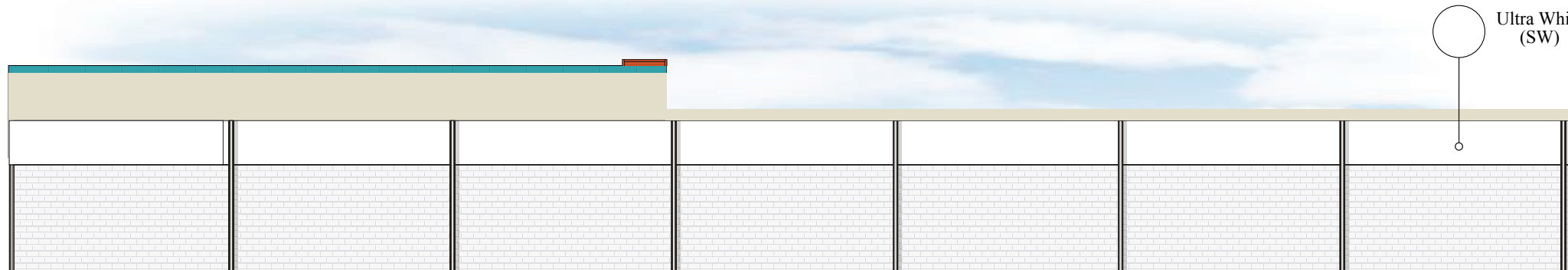
Almond
(MBCI)



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Moving & Storage
of East Town

Date:

April 2, 2020

Description:

Material Callout

Client:

703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

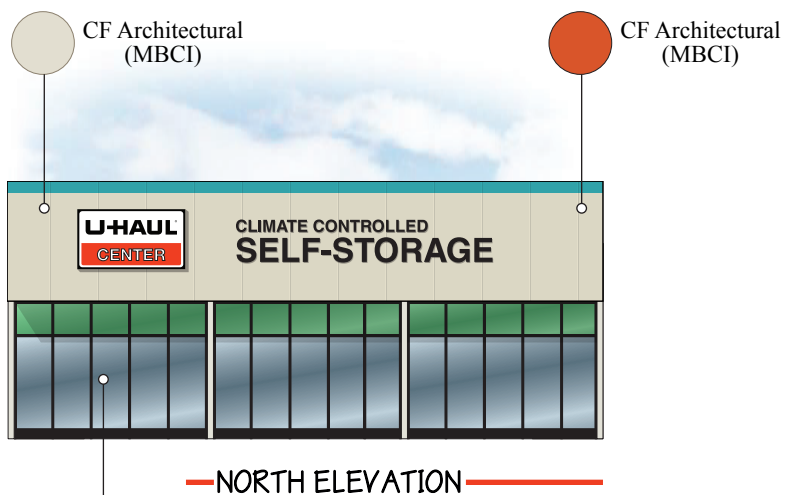
Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

Concept Design - 2
Design Presentation

Additional Notes:

MATERIAL CALLOUT

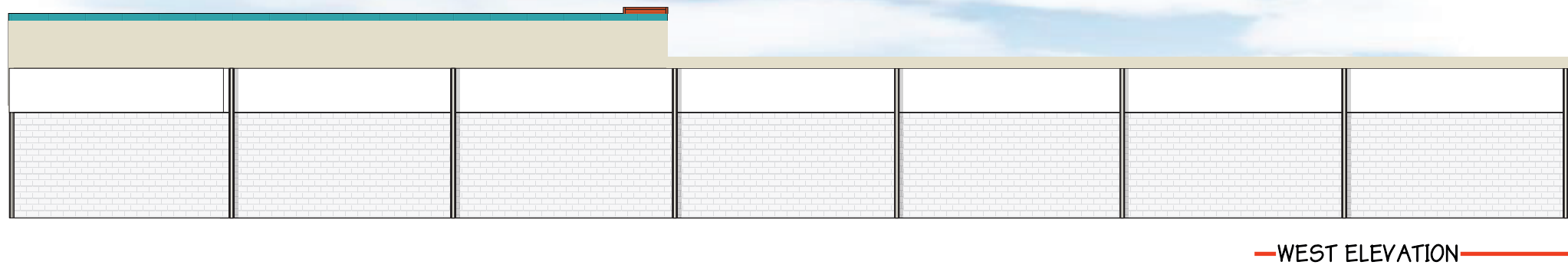


GENEROUS USE OF GLASS
NEAR STOREFRONT



VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

PROJECTION CREATES ARCHITECTURAL
INTEREST ABOVE CUSTOMER ENTRANCE



SIGN CALLOUT



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Date:

April 2, 2020

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Sign Callout

Client:



789066

East Town:

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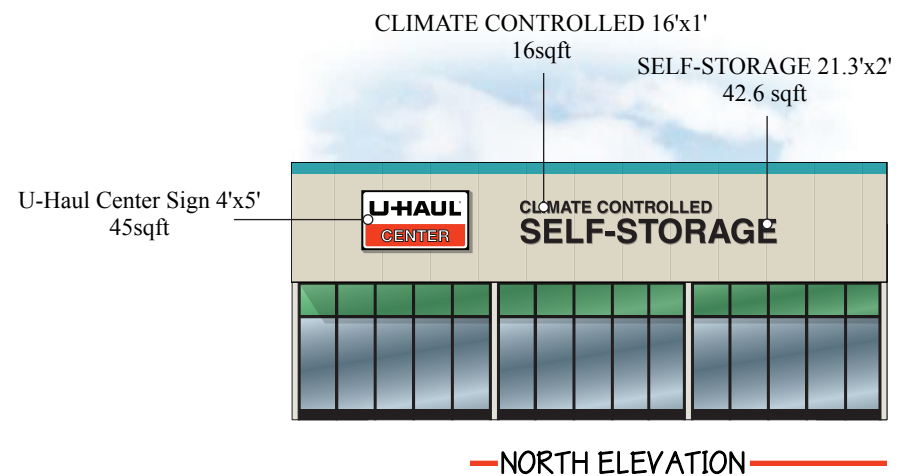
Project Status:

Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

Concept Design - 2
Design Presentation

Additional Notes:



Design Review Board - Meeting Minutes Draft

April 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, Kathy Lang (Chair & CA Liaison), Ted Teske, Mark Brower (Vice-Chair), Chuck Horgan (Arts Commission Liaison), Chad Schmidt, Drew Kleman
- *Board Members Not Present:* None
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

Kathy Lang moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Chuck Horgan seconded. Motion Carried. (8-0)

Public Comment:

- Waived

Changes to Agenda:

- None

Workshops:

1. Recommendation Meeting for River Bend Development

- Staff Report: Taylor Berberich
- Applicant Presentation: Rustin Hall (ALSC Architecture)
- Questions asked and answered
- Discussion ensued

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

1. The board acknowledges the complexities and challenges of the site, and is in support of the overall development of the project. The board appreciates the creativity and ingenuity presented in creating a landmark project in this district of town.

Neighborhood

2. The board is in strong support of retaining the bus stop on MLK Way.

Please see the following Comprehensive Plan Goals and Policies: LU 4.4 Connections, LU 4.6 Transit-Supported Development, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, and TR 2 Transportation Supporting Land Use.

Please see the following East-Central Neighborhood Plan Action Item: 6- Increase cross-community transit system.

3. The board supports the continued collaboration between the applicant and Department of Ecology to provide for recreational access to the river.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.4 Natural Features and Habitat Protection, TR Goal A: Promote a Sense of Place, DP 1.3 Significant Views and Vistas, and DP 2.5 Character of the Public Realm.

Please see the following Spokane Municipal Code Shoreline Regulations: 17E.060.570.E Residential Development and 17E.060.280 Physical and Visual Public Access.

Site

4. The board is in strong support of the applicant's conversations with WSDOT in further integrating the bridge and its supports into the project through design elements that reflect the project's character and addresses the human-scale.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

5. The board supports the applicant's signage as proposed. If this requires a planning director's departure, the board would support such a request.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, TR Goal A: Promote a Sense of Place, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

6. The Applicant is strongly encouraged to provide adequate Class 1 multi-modal path along MLK Way from the Erie intersection to the Ben Burr Trail access.

Or, in lieu of public access to the plaza area through the site or a Class 1 multi-modal path along MLK Way, as a means of accessing the Ben Burr Trail (and on to the Centennial Trail), and without the extension of the sidewalk from the parking garage westward along the North edge of MLK Way, the applicant is strongly encouraged to make every effort to explore alternative options for wayfinding and access along the north edge of MLK Way in order to guide pedestrians to the trail.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.4 Natural Features and Habitat Protection, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network For All Users, TR 20: Bicycle/ Pedestrian Coordination, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, and NE 13.2 Walkway and Bicycle Path Design.

Please see the following Spokane Municipal Code Shoreline Regulations: 17E.060.570.E Residential Development and 17E.060.280 Physical and Visual Public Access.

Please see the following East-Central Neighborhood Plan Action Items: Environment Action Item 4: Protect sensitive areas along river and maximize public pathways, open space, and access including connections between the Ben Burr Trail and the Centennial

Trail, and Walkable Streets Action Item 1: Link the Ben Burr Trail to the Centennial Trail and neighborhood streets.

Building

7. The applicant is encouraged to further develop the architectural expression of the parking garage screening (similar to the image shown on page 35 of the applicant's packet) with respect to the main building architectural expression.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, TR Goal A: Promote a Sense of Place, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.13 Parking Facilities Design.

Mark Brower moved to approve the final recommendations as written; Grant Keller seconded. Motion carried. (8-0)

Grant Keller moved to make a friendly amendment to the final recommendations; Anne Hanenburg seconded. Motion carried. (8-0)

2. Collaborative Workshop for Radio Park Development

- Chuck Horgan recused himself for this project.
- Staff Report: Taylor Berberich
- Applicant Presentation: Mike Stanicar & Gary Bernardo
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the April 22, 2020 Collaborative Workshop, the Design Review Board recommends the following advisory actions:

Neighborhood:

1. The applicant shall continue discussions with City of Spokane Engineering and Southgate Neighborhood Council on mid-block crossings of Regal Street, emphasizing the stated goals of a pedestrian oriented district, as stipulated in a prior design review recommendation.

Please see the following Comprehensive Plan Goals and Policies: LU 4.2 Land Uses That Support Travel Options and Active Transportation, LU 4.4 Connections, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR 1 Transportation Network For All Users, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Pages 11-12 Pedestrian Connections and Character.

Site:

2. The applicant is strongly encouraged to introduce opportunities for shared-use pathways through the site and connecting to peripheral shared-use pathways and site access points, furthering the pedestrian-orientation of the development. The applicant is encouraged to provide more immediate access between the bicycle paths and the proposed wrap buildings.

Please see the following Comprehensive Plan Goals and Policies: LU 4.2 Land Uses That Support Travel Options and Active Transportation, LU 4.4 Connections, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR 1 Transportation Network For All Users, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Pages 11-12 Pedestrian Connections and Character, and Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Sidewalk Encroachments, Curb Cut Limitations, and Transition between Commercial and Residential Development.

3. The applicant shall return with a further developed plan for mitigating the loss of trees onsite, with consideration given to landscape buffers and specific use of Ponderosa Pine, between the east commercial areas and the multi-family housing, Pad F, and the ITM.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, 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 Development Agreement Requirements: 5.2 Tree Preservation, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 21-23, Landscaping.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Screening and Noise Control of Service Areas, Ancillary Site Elements, and Transition between Commercial and Residential Development.

4. The applicant is strongly encouraged to return with imagery that depicts the project as viewed from the pedestrian point-of-view from points around and through the development, at major view corridors, from adjacent properties, and to and from identified community plazas and viewscales.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.10 Business Entrance Orientation, and DP 2.14 Town Squares and Plazas.

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, 5.4 Community Plaza, 5.5 Viewscape, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Page 24 Community Plaza Location Options, Kit of Parts Pages 25-28 Viewscales, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Sidewalk Encroachments, Transition between Commercial and Residential Development, Prominent Entrances, and Massing.

5. The applicant is encouraged to demonstrate how they will create the urban village environment envisioned through the use of pedestrian scale designs for the buildings by using pedestrian-oriented amenities (lighting, signage, and ancillary elements) as called for in prior agreements.

Please see the following Comprehensive Plan Goals and Policies: : LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.21 Lighting.

Please see the following Development Agreement Requirements: 5.3 Design Theme and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 13-20, furnishings, lighting, and hardscape treatment, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Sidewalk Encroachments, Lighting, Ancillary Site Elements, Pedestrian Connections in Parking Lots, Transition between Commercial and Residential Development, Prominent Entrances, and Façade Transparency.

Building:

6. The applicant is encouraged to return with building design that describes and depicts pedestrian scale development of the wrap buildings and their relationship to adjacent pedestrian-oriented spaces, including the north-running thoroughfare, sports fields, plazas, the amenity space between the proposed buildings, the open space between the “wings” of each principally residential building, and the external private residential spaces.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 3.1 Coordinated and Efficient Land Use, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.10 Business Entrance Orientation, and DP 2.14 Town Squares and Plazas.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Page 29 Future Urban District.

Please see the following Development Agreement Requirements: 5.3 Design Theme, 5.4 Community Plaza, and 5.6 Long-Term Development of Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Transition between Commercial and Residential Development, Treatment of Blank Walls, Prominent Entrances, Façade Transparency, Materials, Massing, and Roof Form.

7. The applicant shall return with fully developed elevations of the buildings including but not limited to:

Materiality, glazing/window locations, primary entrances and entrance treatments, balconies, roof treatments and projections.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.10 Business Entrance Orientation.

Please see the following Development Agreement Requirements: 5.3 Design Theme and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 13-20, furnishings, lighting, and hardscape treatment, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Transition between Commercial and Residential Development, Treatment of Blank Walls, Prominent Entrances, Façade Transparency, Materials, Massing, and Roof Form.

Ted Teske moved to approve the advisory actions as written; Drew Kleman seconded. Motion carried. (7-0, with one recusal)

Ted Teske moved to amend the advisory actions; Drew Kleman seconded. Motion carried. (7-0, with one recusal)

Kathy Lang moved to keep the public comment period open during the design review process; Grant Keller seconded. Motion carried. (7-0, with one recusal)

****Chuck Horgan rejoined the group****

Briefing Session:

Chair Report -

- None

Secretary Report - Dean Gunderson

- Update on projects coming before the board
- A formal introduction of a proposal to permanently change the Order of Business was made. The proposed change would modify Rule 2.3 Order of Business to read:

2.3.1 Regular meetings will generally proceed as follows:

a. Call to Order

b. Roll Call

c. Changes to the Agenda

d. Board Workshop(s)

- *Chair Review of the Design review Board's Role*
- *Staff Report*
- *Applicant Presentation*
- *Board Clarifying Questions*
- *Public Comments*
- *Applicant Responses to Comments*
- *Close of Public Comments*
- *Design Review Board Discussion*
- *Design Review Board Motion(s)*

e. Board Business

- *Board Briefing*
 - *Chair Report*
 - *Secretary Report*
- *Approval of Old Minutes*
- *Old Business*
- *New Business*
- *Review of Upcoming Meetings*

f. Other

g. Adjourn

Per the DRB Rules of Procedure Rule 11.2, the vote on the permanent change can occur at the next regular DRB meeting (scheduled for May 13, 2020).

Board Business:

Approval of Minutes: Minutes from the April 8, 2020 meeting approved unanimously.

Old Business:

- None

New Business:

- None

Meeting Adjourned at 10:43 PM

Next Design Review Board Meeting scheduled for Wednesday, May 13, 2020

Proposal to permanently change the Order of Business for DRB Meetings

A formal introduction of a proposal to permanently change the Order of Business (Rule 2.3.1) was made in the Secretary's report at the April 22, 2020 DRB Meeting. Per the DRB Rules of Procedure Rule 11.2, the vote on the permanent change can occur at the next regular DRB meeting (May 13, 2020).

This rule change makes the informal agenda adjustment the board has been following (moving the workshop items forward in the Agenda, and the Board Business items towards the end of the meeting) a permanent modification of the board's Rules of Procedure.

The proposed change would modify Rule 2.3 Order of Business to read:

2.3.1 Regular meetings will generally proceed as follows:

- a. Call to Order*
- b. Roll Call*
- c. Changes to the Agenda*
- d. Board Workshop(s)*
 - *Chair Review of the Design review Board's Role*
 - *Staff Report*
 - *Applicant Presentation*
 - *Board Clarifying Questions*
 - *Public Comments*
 - *Applicant Responses to Comments*
 - *Close of Public Comments*
 - *Design Review Board Discussion*
 - *Design Review Board Motion(s)*
- e. Board Business*
 - *Board Briefing*
 - *Chair Report*
 - *Secretary Report*
 - *Approval of Old Minutes*
 - *Old Business*
 - *New Business*
 - *Review of Upcoming Meetings*
- f. Other*
- g. Adjourn*