



# SPECIAL MEETING of the Design Review Board

Wednesday, June 17, 2020

5:30-7:30 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) <a href="#">Papillion – South Tower</a>	Taylor Berberich
	• Staff Report..... 5-10 m	
	• Applicant Presentation..... 10-15 m	
	• Board Discussion and Motion(s)..... 45 m	

## Board Business:

7:00 – 7:30	6) Approve the <a href="#">5/27/2020</a> meeting minutes.	Chair
	7) Old Business	
	8) New Business	
	9) Chair Report	Chair
	10) Secretary Report	Dean Gunderson
	11) Other	
	12) Adjourn	

The next Design Review Board meeting is scheduled for Wednesday, July 08, 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: **146 510 2303** 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](mailto: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.

# Papillion South Tower

## 1 - RECOMMENDATION MEETING

Design Review Staff Report

June 12, 2020

**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

**Applicants:**

Licia LeGrant, Bernardo Wills Architects

[lgrant@bwarch.com](mailto:lgrant@bwarch.com)

## Background

The Design Review Board Collaborative Workshop was held on December 18, 2019.

*The following materials are supplemental to this report:*

- *Design Review Staff Report | Program Review/Collaborative Workshop, December 2, 2019*
- *Design Review Board | Collaborative Workshop Advisory Actions, December 18, 2019;*

## Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop/Program Review including any changes made in response to recommendations offered by the Design Review Board on June 17, 2020 as follows (the applicant's responses are noted in *blue italics*, any further staff comments are noted in **green bold**):

### **Changes to the project since the Collaborative Workshop include:**

*Project scope has been reduced to include the South Papillon only and related site improvements to include south and east of the project and the development of Cataldo Alley. The North Papillon project and related site development has been put on hold at this time.*

*There is no longer access to the proposed north tower parking garage from Cataldo Alley. The only access required on Cataldo Alley is to provide trash and loading services to the Papillon buildings and the SPLX. Vehicular traffic on Cataldo Alley is designed to be limited.*

*The project no longer includes residential use. The project includes retail, restaurants and office use only.*

*The project no longer includes an exterior elevator that connects the Papillon South to the upper level of the SPLX. The elevator is no longer a requirement of the project as the SPLX now includes an accessible route from the park to the SPLX.*

*Further development and detail of the interactive space between the Park and the south end of the Papillon.*

*Further development of Cataldo Alley*

*Negotiations with the Park Board to provide an easement for Papillon South to build and access Park land is currently in the process.*

**Note: The applicant's use of the term "SPLX" refers to the SportsPlex.**

## Applicant's Responses to Advisory Actions:

1. **The board appreciates the applicant's desire to create a more pedestrian friendly crossing at the "Cataldo Alley" and Howard Street crossing, and encourages them to continue to work with the appropriate city departments to implement a context sensitive pedestrian friendly, traffic calming street scape (e.g. speed table, integral colored concrete, bulb-outs, etc.).**

*The Howard Street Crossing at Cataldo Alley will have both a raised speed table and roadway bulb outs at each corner to alert and slow traffic at the vehicular intersection and cross walk. Colored concrete geometry within the raised table will also call attention to the intersection.*

*A light-grey colored, 8' w outer concrete band encompassing the table, will designate the desired pedestrian crossings.*

*The bulb outs at the Alley will extend the full extent to the 26' wide utility easement, narrowing the entry as much as possible to both slow traffic entering and leaving the Alley and indicate a private driveway scenario.*

*Pedestrian light poles at both corners of Cataldo and (2) Gateway Towers will also direct and clearly illuminate pedestrian traffic from the Sports Arena to the Alley.*

**The applicant is proposing a number of changes to portions of the public right-of-way, to date none have been approved by the city. See staff's Topics for Discussion Item #1.**

2. **The applicant shall return with a comprehensive wayfinding package to include hardscapes, edge conditions, signage, etc.**

**Please see page 13 of the applicant's submittal for the signage diagram.**

**On June 1, 2020 the applicant submitted revisions to their wayfinding package, specifically for materiality. The revised wayfinding package and associated correspondence can be found at the end of the applicant's recommendation meeting submittal packet.**

**Note: The proposed gateway signage features are proposed for placement within the Howard Street right-of-way, these will be subject to a number of standards related to permanent improvements in the public right-of-way.**

3. **The applicant is encouraged to develop a gateway treatment for Howard entrance of "Cataldo Alley".**

### **Entry Monument Signage –Gateway**

*Project ID / Vehicular Directional Sign*

*Character: Industrial, Rail Yard token appearance*

*Materials: Cut out or etched metal and concrete*

### **Secondary Wayfinding Components**

*Freestanding Pedestrian Directional (a)*

*Freestanding Interpretive (b) –for plantings (possibly integrate QR codes), relevant local history, etc.*

### **Major Wayfinding Component**

*Information Kiosk TBD (interactive, with live feed digital information such as maps, nearby restaurants, menus, etc.)*

### **Hardscape Treatment**

*Use of colored and textured concrete paving to direct primary and secondary circulation through the development.*

### **Art**

*Mixed media pieces that tie into industrial –reuse theme, butterfly habitat awareness, historical context, etc. Artwork may be revelatory, educational or interpretive in nature. Materials and/or theme would unify array of scattered pieces that would lead one through the site.*

**See staff comments for Advisory Action #1, regarding hardscape treatment at “Cataldo Alley” entrance.**

- 4. The board supports the Park’s Department’s further exploration of the public/private development of the Papillon South interaction & interface with the north end of the park promenade (including necessary agreements).**

*Selkirk Development has been in negotiations with the Park Dept. and PFD to put in place an easement along the south and east property line to allow further development and interaction between the proposed Papillon Project and the Park and Sportsplex project. Currently the agreement and easement exhibits have been reviewed and preliminarily approved by the Park Executive Board and their legal council. Final approval of proposed easement is schedule to be presented at the June Park Board MTG. This easement will allow Selkirk Development to construct proposed patio, stair, landscape and retaining walls as designed. The patio area as designed will create an interactive interface with the existing Park and provide an “extension” of the Park rather than an “end”.*

**Staff would note that the easement and access agreement were approved by the Parks Board on June 11, 2020.**

- 5. The applicant shall return with further development of the 3D/Topographical study of the pedestrian interface between the two proposed buildings and the Sportsplex, Cataldo Alley and the plaza east of the North Tower. Particular attention should be paid to: Boulder wall/transitions; Pathways; Lighting; Surface material; Landscape treatment at boulder walls.**

*There is approximately a 10'-0" grade difference between the south and north end of the Papillon property. The proposed design of Level 1 (Market) of the Papillon project serves as an extension of the Promenade and will provide an accessible public connection via a series of ramps, stairs and concrete paving surfaces from the park through the Papillon project to the adjacent neighboring developments and the redeveloped Cataldo Alley. Specific attention to landscaping, lighting and hard surfaces has been addressed to promote pedestrian activity and promote healthy street life specifically along vacated Cataldo Alley.*

*The main pedestrian circulation path follows the promenade through the Papillon South north to Cataldo Alley and future developments. The secondary circulation path follows Howard Street from Promenade north to Arena and other developments.*

**Note: The “Promenade” referenced in the applicant’s response is the North/South pedestrian walk thru the North Bank Playground (an extension of the pedestrian walk thru Riverfront Park).**

- 6. The applicant is encouraged to collaborate with Sportsplex team to determine if the parking and loading area will be secured, to ensure the aesthetic of any security measures shall be consistent with vocabulary of “Cataldo Alley”.**

*Colored concrete “Pixie Sticks”, in association with the scoring pattern, will aim to direct pedestrian circulation across the Alley to specific points of interest (other public sites or pathways around the site).*

*Way finding directional signage will be place at both extremes of the alley for those entering or leaving.*

*Heavy, colorful, metal planters, along with basalt seats and concrete light bollards will define the edges of the pedestrian walks and outdoor seating areas.*

*Strategically places pedestrian street-lights, illuminated concrete benches and overhead catenary lights will keep the area well lit and visible.*

*Stormwater planters shall have a 6" raised curb on all sides or a bench to provide extra safety.*

*Lastly, a perforated, concrete wing wall off the Building is proposed to both screen the outdoor seating area from the back door of the Sportsplex and provide a security barrier from trucks moving through the alley.*

**Note: The "Pixie Sticks" referred to in the applicant's response are the in-grade diagonal banding of integral-colored concrete stripes – a visual language consistent with the Howard Street Promenade's banding thru Riverfront Park. It should be also noted that the proposed perforated concrete wing wall will also provide partial screening for satellite TV broadcast vans/trucks that the SportPlex development will be parking east of the wing wall.**

**7. The board supports the proposed open first floor market concept of the South Tower.**

*The Level 1 of the Papillon South will house a public Food Hall. This Food Hall will be comprised of kitchen incubator spaces that will house a collection of small local eateries with shared indoor/outdoor seating. The market will be area will be (sic) open to the public 24/7 and allow public access through the Papillon South to vacated Cataldo Alley and other adjacent properties (future north market, Sportsplex, Riverfront Park, ect.) The Food Market is designed to be a destination that promotes a sense of place as well as promotes pedestrian interaction buy (sic) allowing access from multiple locations.*

**Note: The term "public market" used in the applicant's illustration is not a reference to any sort of public ownership of the space, or public subsidy of operations. The applicant uses the term loosely to refer to a privately-owned space that will be made available to the general public under the terms stipulated by the property owner.**

**8. The applicant is encouraged to consider the projects impact to Spokane's skyline when developing the project's mass and aesthetic.**

*The sloped roof of the Papillon South is gradually extends up from west to east. This unique profile creates a visual interest from both the pedestrian level as well as the skyline view. The design of the roof allows for the top floor of the Papillon to extend its views north, east, and south to the park. The roof line has been pulled back from the south façade (park side) to allow a covered patio on the top floor with amazing views of the Park. By pulling the roof line back along the park it helps to break down the scale of the building specifically abutting the park side.*

**Note: The applicant is proposing that all roof top mechanical equipment will be placed within an enclosed Mechanical Penthouse.**

**9. The applicant is encouraged to consider transitional architectural language between the pedestrian spaces at ground level and on the facades of both proposed buildings.**

*The view and interaction with Riverfront Park is the guiding force behind the architectural characteristics of Papillon South. Level 1 of the Papillon South is made up of operable glazing systems that allow the market to be opened to create a transitional indoor/outdoor space. Level 1 & 2 are to have pedestrian friendly materials such as textured concrete, integral seating areas, pedestrian lighting and landscape to help create a sense of place as well as activate the lower levels that directly connect to the adjacent park. The mass of the building is architecturally broken up into 3 major components; Level 1 & 2 interactive activated public space with transitional indoor/outdoor space; Level 3-5 office levels featuring a continuous curtain wall system; and Level 6 (roof top) which is set back and comprised of a continuous curtain wall system that "lightens" the top.*

**Note: See staff's Topics for Discussion Item #2.**

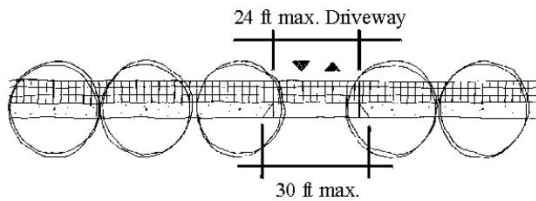
**10. The applicant shall explore the architectural interaction between adjacent existing buildings affected by the new development.**

*Being located on both the edge of the park and within the entertainment district the Papillon South is compatible with surrounding uses and building types. At six stories it's a transitional mass between existing adjacent 2-4 story buildings and the adjacent massive Spokane Arena and Sportsplex.*

*This development infill is thoughtful in design and reflects the character of the neighborhood. The design is respectful of the existing historic characteristics while providing a modern transitional design that compliments and does not compete with these characteristics.*

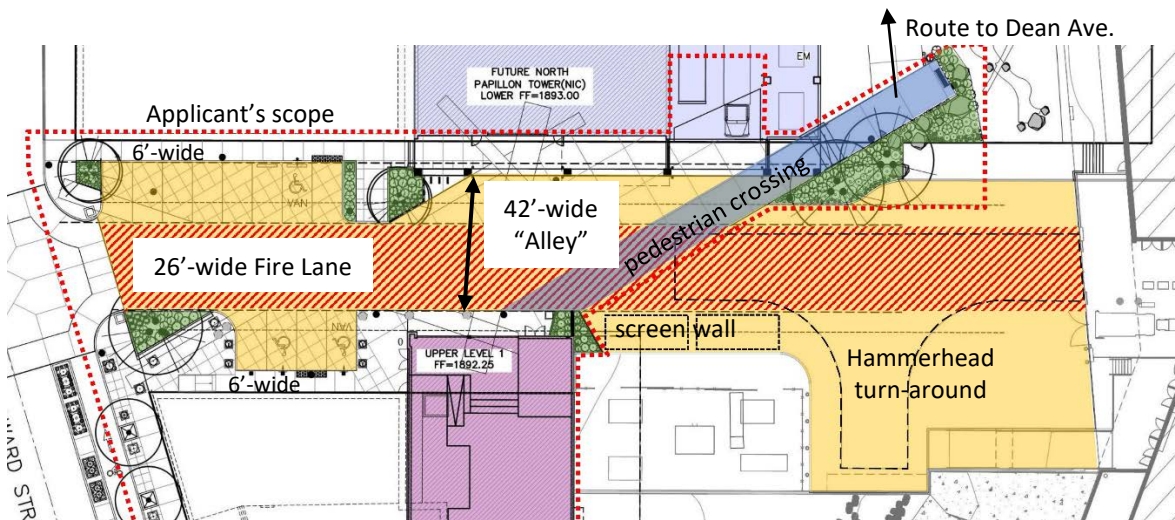
**Additional suggested Topics for Discussion by staff based on the May 27, 2020 submittal:**

1. As the entrance to "Cataldo Alley" is a driveway onto a private parcel, per [SMC 17C.124.280\(F\)](#) the paving sidewalk pattern is required to be extended across the driveway – unless special paving is used across that driveway (see figure below). Page 12 of the applicant's packet depicts the sidewalk and the driveway crossing into the private Cataldo Alley with differing surface treatments. Does the board have a recommendation regarding the surface treatments at this driveway in order to minimize the impact on pedestrians and non-motorized transportation?



*Driveway Curb Cut (from SMC 17C.124.280(E))*

2. The applicant has provided extensive explanation and renderings describing & depicting the building's south elevation and interaction with the adjacent park, but the applicant has also made reference to the vacated portion of Cataldo Ave. (referred to as "Cataldo Alley") serving as a form of pedestrian friendly space, where patrons and pedestrians would feel comfortable – and vehicles (cars and trucks) would be infrequent intruders. The applicant is required to maintain a minimum 26'-wide aerial fire apparatus access lane to the SportPlex parcel, and it does so between the 90-degree parking stalls located at the western end of the alley (see figure below).



*Proposed improvements in "Cataldo Alley"*

Yet the sidewalks abutting the parking stalls are only 6' in width. At the north façade of the project, the sidewalks are widened to 8', but the alley pavement/vehicular space widens significantly to approximately 42' in width between curbs – an expanse that pedestrians are expected to traverse



along a diagonal path to the eventual North Tower (and the proposed pedestrian-friendly route to Dean Avenue, proposed in the Collaborative Workshop).

As it appears that the large vehicle turning accommodations for the SportPlex project are provided within the depicted hammerhead on the SportPlex parcel's portion of "Cataldo Alley", and there appears to be no need for such an expansively-wide segment of the paved portion of the new alley, does the board have a recommendation for the pedestrian-friendliness of all portions of "Cataldo Alley" within the applicant's scope? Would this be an issue best addressed in the North Tower's recommendation meeting?

3. As the Design Review Board has little authority over the granting of permission for the proposed speed table and protected bike lane in Howard Avenue, does the board have any recommendations for the appropriate action approving authority within the city regarding the proposed improvements?

## 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 Development Services.

## Policy Basis

Spokane Municipal Codes  
City of Spokane Comprehensive Plan  
Downtown Design Guidelines



# Papillon Project

## A Selkirk Development

### 1st Design Review

### November 2019

v1.0

#### PROJECT INFORMATION

PARCEL NUMBERS P. NORTH

35181.4217 35181.4231

PARCEL NUMBERS P. SOUTH

35181.4404 35181.4407

OWNER / DEVELOPER

SELKIRK DEVELOPMENT INC.

309 W. 2ND AVE.

SPOKANE, WA 99201

ARCHITECT

BERNARDO WILLS ARCHITECTURE PC

153 S. JEFFERSON ST.

SPOKANE, WA 99201

ZONING

DTG

LAND USE

DOWNTOWN

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COVER  
**PAPILLON PROJECT**

# Development Objectives

The main objective of the Papillon Development Project is to redevelop one of the last remaining underdeveloped private properties on the North Bank. This development is in a unique position to take advantage of the proximity to other significant public venues and amenities (Spokane Veterans Memorial Arena, Spokane Regional Sportsplex, Civil Theater, and Riverfront Park & North Bank Regional Playground).

The mission of the development is to put the community first by providing a positive public experience. The project is to blur the lines between "public" and "private" by reducing both physical and visual barriers between the two and providing a continuous path from Riverfront Park and Howard Street Promenade through the private development.

# Design Goals

The goal of the project is to provide a unique mixed use development that provides Class A office space, residential living space, retail amenities, and food services. The development will integrate with nearby public live, work and play developments, creating an inviting and dynamic environment. The development offers a central urban location accommodating east access, low commute times, parking availability and convenient access to the downtown business core.

Project to utilize materials and technology to provide efficient systems and modern amenities. Building design to represent progressive modern building design including steel, curtain wall systems and concrete.

# Downtown General (DTG)

The downtown general zoning category is a mixed-use use category applied within a large area of the downtown. This is a high-density, mixed-use area in which community-serving retail uses are encouraged, especially at street level; and residential and office uses are encouraged, especially as part of a mixed-use building. A very wide range of uses are allowed. New auto-oriented or intensive industrial uses are discouraged or not allowed.

# Comprehensive Plan

## Sections relevant to Papillon Project

### LU 1 City Wide Land Use

LU 1.4 Higher Density Residential Uses: Directs new higher density residential uses to centers and corridors designated on the land use map.

LU 1.5 Office Uses: Directs new offices to centers and corridors designated on the land use plan map.

LU 1.6 Neighborhood Retail Use: Directs new neighborhood retail use to neighborhood centers designated on the land use plan map.

LU 1.9 Downtown: Recognizes the direct relationship between citywide land use planning and the present and future vitality of downtown Spokane.

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

### LU 2 Public Realm Enhancement

LU 2.1 Public Realm Features: Encourages features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

### LU 3 Efficient Land Use

LU 3.8 Shared Parking: Encourage shared parking facilities for business and commercial establishments that have dissimilar peak use periods.

### LU 4 TRANSPORTATION

LU 4.4 Connections: Forms 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: Ensures 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 5.2 Environmental Quality Enhancement: Encourages site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

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

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

### Chapter 4: Transportation

TR 2 Transportation Supporting Land Use: Maintains an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

TR 5 Active Transportation: Identify high-priority active transportation projects to carry on completion/upgrades to the active transportation network.

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

TR 18 Parking: Develops and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.

### CHAPTER 7: Economic Development

ED 3.10 Downtown Spokane: Promote downtown Spokane as the economic and cultural center of the region.

### CHAPTER 8: Urban Design and Historic Preservation

DP 2.5 Character of the Public Realm: Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.

DP 2.6 Building and Site Design: Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate- and considers intensity of use.

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

DP 2.12 Infill Development: Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

DP 2.13 Parking Facilities Design: Minimize the impacts of surface parking on the neighborhood fabric by encouraging the use of structured parking with active commercial storefronts containing retail, service, or office uses, and improve the pedestrian experience in less intensive areas through the use of street trees, screen walls, and landscaping.

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

### CHAPTER 9: Natural Environment

NE 1.2 Stormwater Techniques: Encourage the use of innovative stormwater techniques that protect ground and surface water from contamination and pollution.

NE 12.1 Street Trees: Plant trees along all streets.

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

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

NE 13.3 Year-Round Use: Build and maintain portions of the walkway and bicycle path systems that can be used year-round.



# Downtown Design Guidelines

Sections relevant to Papillon Project

## A: Site Planning & Massing

A-1 Respond to the Physical Environment: Each building site lies within a larger physical context having a variety of distinct features and characteristics to which the site planning and building design should respond.

A-2 Enhance the Skyline: Design the upper portion of the building to create visual interest and variety in the Downtown skyline. Respect noteworthy structures while responding to the skyline's present and planned profile.

## B: Architectural Expression

B-1 Respond to the Neighborhood Context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-2 Create Transitions in Bulk and Scale: Building form should be consistent with the character of Downtown Spokane as an urban setting and create a transition in height, bulk, and scale of development; from neighboring or nearby areas with less intensive development, and between buildings and the pedestrian realm.

B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area: Consider the character defining attributes of the immediate neighborhood and reinforce the desirable patterns, massing arrangements and streetscape characteristics of nearby and noteworthy development.

B-4 Design a Well-proportioned and Unified Building: Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B-5 Explore Opportunities for Building "Green": Promote 'green' buildings by choosing sustainable design practices whenever possible.

## C: Pedestrian Environment

C-1 Promote Pedestrian Interaction: The street level of a building should be designed to engage pedestrians. Spaces adjacent to the sidewalk should be open to the general public and appear safe and welcoming.

C-2 Design Facades at Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. The building façade should create and reinforce a 'human scale' not only at the street level, but also as viewed from farther away.

C-3 Provide Active Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

C-4 Reinforce Building Entries: Design building entries to promote pedestrian comfort, safety, and orientation.

C-5 Consider Providing Overhead Weather Protection: Consider providing a continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

C-6 Develop Alley Facades: To increase pedestrian safety, comfort, and interest; develop portions of the alley facade in response to the unique conditions of the site or project.

C-7 Install Pedestrian-Friendly Materials at Street Level: Use materials at street level that create a sense of permanence and bring life and warmth to Downtown.

## D: Public Amenities

D-1 Provide Inviting and Usable Open Space: Design public open spaces to promote a visually pleasing, healthy, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be emphasized.

D-2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-3 Respect Historic Features that Define Spokane: Renovation, restoration and additions within Downtown should respect historic features.

D-4 Provide Elements that Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable 'sense of place' associated with the building.

D-5 Provide Appropriate Signage: Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D-6 Provide Attractive and Appropriate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

D-7 Design for Personal Safety and Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

D-8 Create 'Green Streets': Enhance pedestrian environment and reduce adverse impacts on water resources and the microclimate by mimicking the natural hydrology of the region on the project site, and reducing the area of heat islands.

## E: Vehicular Access and Parking

E-1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-2 Integrate Parking Facilities: Minimize the visual impact of parking by integrating parking facilities with surrounding development; and incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

E-3 Minimize the Presence of Service Areas: Locate service areas for dumpsters, recycling facilities, loading docks and mechanical equipment away from street frontages where possible; screen from view those elements which cannot be located to the rear of the building.

# North River Overlay District (NRO)

Section 17C.160.010

Purpose: This special overlay addresses the public's value of the views and access to the Spokane River Gorge, Riverfront Park, and the Downtown core from the north side of the Spokane River. The amenity of the river and the public investment in the Spokane River Gorge should be widely shared, not limited to those properties immediately adjacent. The intent of these visual and pedestrian access standards and guidelines are to ensure that buildings and other constructed objects do not create barriers that wall off the Spokane River Gorge, Riverfront Park, or the Downtown Core.

North River Overlay Standards: The North River Overlay development standards are the same as the underlying zone except for the following standards:

1. Maximum FAR: The maximum nonresidential FAR allowed in the North River Overlay is 4.5. If the underlying zone allows an FAR greater than 4.5, then the maximum FAR is the same as the underlying zone. The FAR is calculated the same as in the underlying zone.
2. Maximum Building Site Coverage and East-West Building Width. On sites over twenty thousand square feet in size or with a width greater than one hundred fifty feet wide in an east-west dimension the following conditions apply:
  - 2.1. The maximum building site coverage of all structures is seventy-five percent.
  - 2.2. The maximum east-west dimension of all structures is eighty percent of the east-west dimension of the site.

## North River Overlay Application

Papillon South: Though it lays within the North River Overlay, Papillon South does not meet the criteria of 20,000 sf of property area or east-west lot width of 150-feet. Papillon South is therefore, exempt from NRO.

Papillon North: Project meets the thresholds for the North River Overlay. As proposed, the project complies with the provisions of the NRO as follows:

SMC 17C.160.010(B)(1)

The allowable FAR for the underlying zone is 6. The anticipated FAR for Papillon North is ±3.2 as defined by SMC Section 17C.124.210.

**COMPLIES**

SMC 17C.160.010(B)(2)

a. 75% max. lot coverage:  
Bldg Footprint: ±211.5' x ±122' = ±25,800sf  
Lot Area [1]: ±35,642 sf  
Coverage Ratio: **72.3% COMPLIES**

b. 80% max. East-West lot coverage:  
East-west Bldg width: ±122-feet  
East-west project width [2]: 160-feet  
Percent east-west coverage: **76% COMPLIES**

Notes

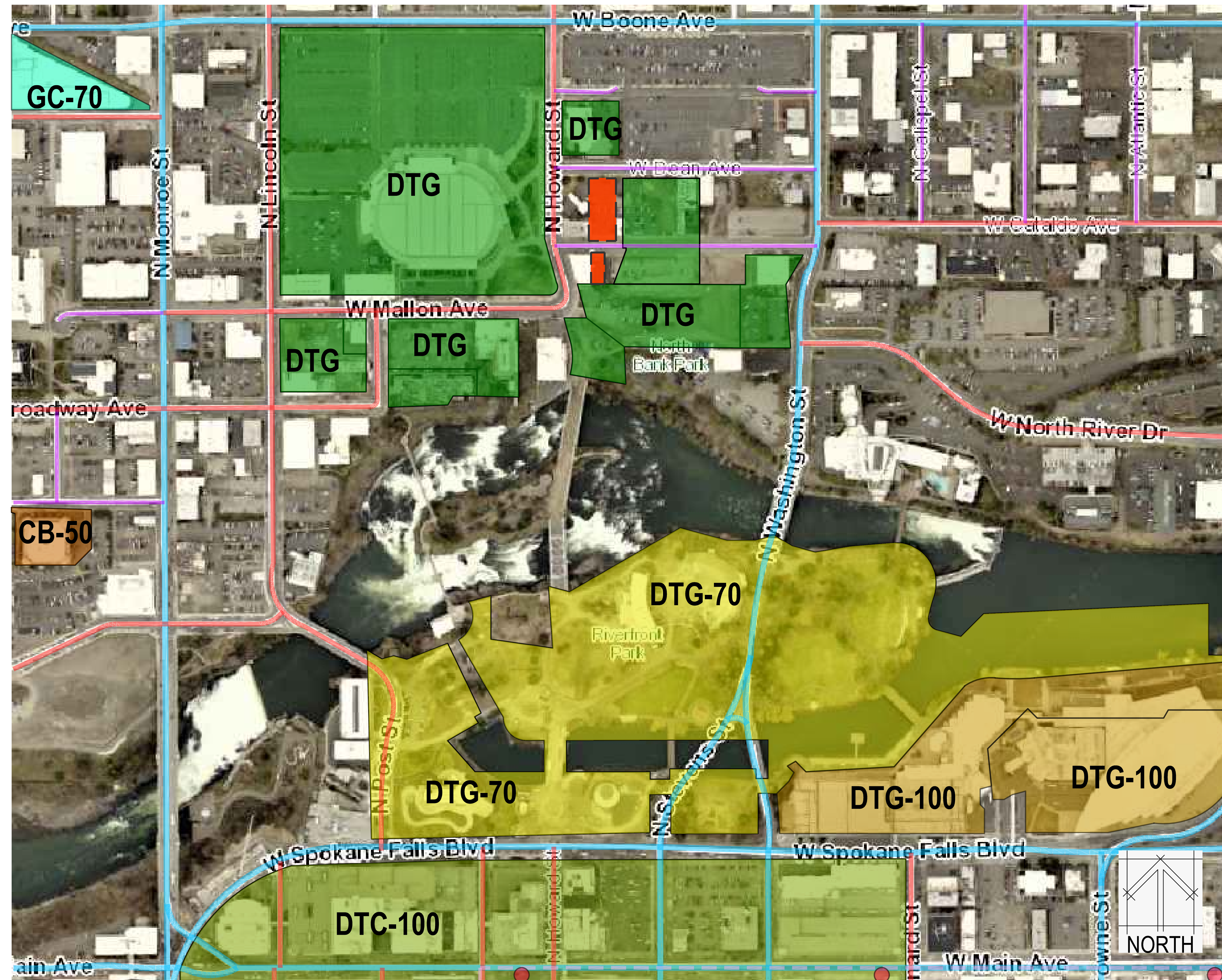
[1] Lot area assumes prevailing in vacation of Cataldo Ave.

[2] Project lot width includes 10-foot 'no-build easement' granted to Papillon for the purpose of zoning, building set-backs, and unprotected window openings.



# AERIAL MAP

STREET TYPES   CIRCULATION   ZONES



# LEGEND

## STREET TYPES

- • PRINCIPAL ARTERIAL
- • MINOR ARTERIAL
- • COLLECTOR ARTERIAL

## CIRCULATIONS

- - - • CENTRAL CITY LINE
- • BUS STOPS

## ZONES

- • PROJECT LOCATION
- • GC-70    GENERAL COMMERCIAL - 70
- • DTG      DOWNTOWN GENERAL
- • CB-50    COMMUNITY BUSINESS - 50
- • DTG-70   DOWNTOWN GENERAL - 70
- • DTG-100   DOWNTOWN GENERAL - 100
- • DTC-100   DOWNTOWN CORE - 100



# AERIAL MAP

KEY DEVELOPMENTS

SURROUNDING USES



## LEGEND

### PROMINENT LOCATIONS

- ① RIVER PLAZA PROMENADE
- ② NORTH BANK REGIONAL PLAYGROUND
- ③ RIVERFRONT PAVILION
- ④ SPOKANE VETERANS MEMORIAL ARENA
- ⑤ SPORTSPLEX
- ⑥ FIRST INTERSTATE CENTER FOR ARTS
- ⑦ SPOKANE CONVECTION CENTER
- ⑧ SPOKANE REGIONAL PUBLIC HEALTH CENTER
- ⑨ FLOUR MILL
- ⑩ DAVID'S PIZZA
- ⑪ WONDER BUILDING
- ⑫ CIVIL THEATER
- ⑬ BROADVIEW DAIRY
- ⑭ POST STREET CONDOS
- ⑮ DOWNTOWN SPOKANE

### PROMINENT USES

- OPEN SPACES / PARKS
- OFFICE / COMMERCIAL
- GOVERNMENT BUILDING
- MIXED USE / RESIDENTIAL/RETAIL
- RESTAURANTS / HOSPITALITY
- FINANCE SERVICES
- PUBLIC

### PROJECT LOCATIONS

- PAPILLON PROJECT



1 RIVERFRONT PLAZA PROMENADE



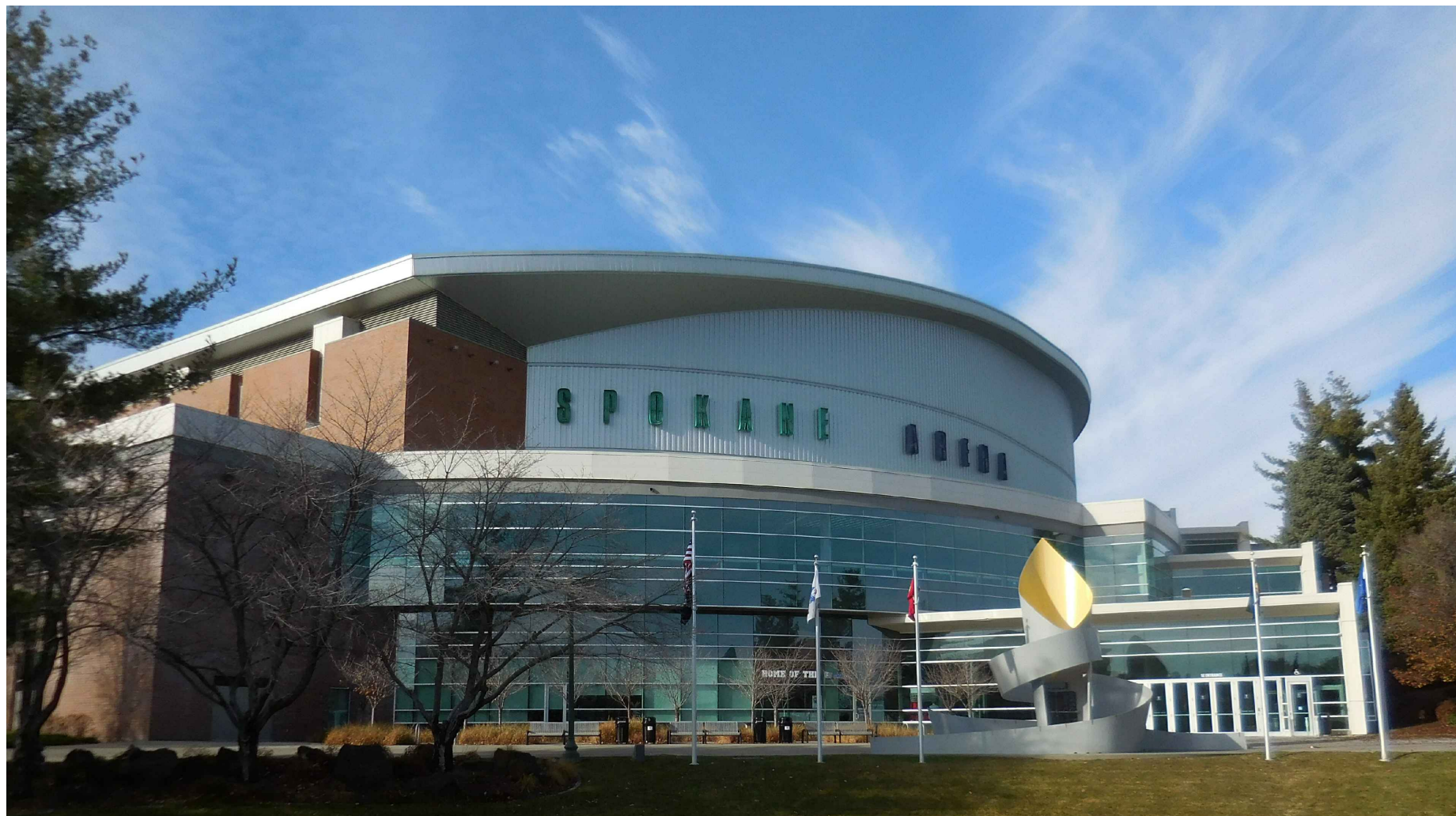
2 NORTH BANK REGIONAL PLAYGROUND



3 RIVERFRONT PAVILION



4 SPOKANE VETERANS MEMORIAL ARENA



5 SPORTSPLEX



6 FIRST INSTATE CENTER FOR ARTS



7 SPOKANE CONVENTION CENTER



8 PUBLIC HEALTH CENTER



9 FLOUR MILL



1 DAVID'S PIZZA



2 WONDER BUILDING



3 CIVIL THEATER



4 BROADVIEW DAIRY



5 POST STREET CONDOMINIUMS

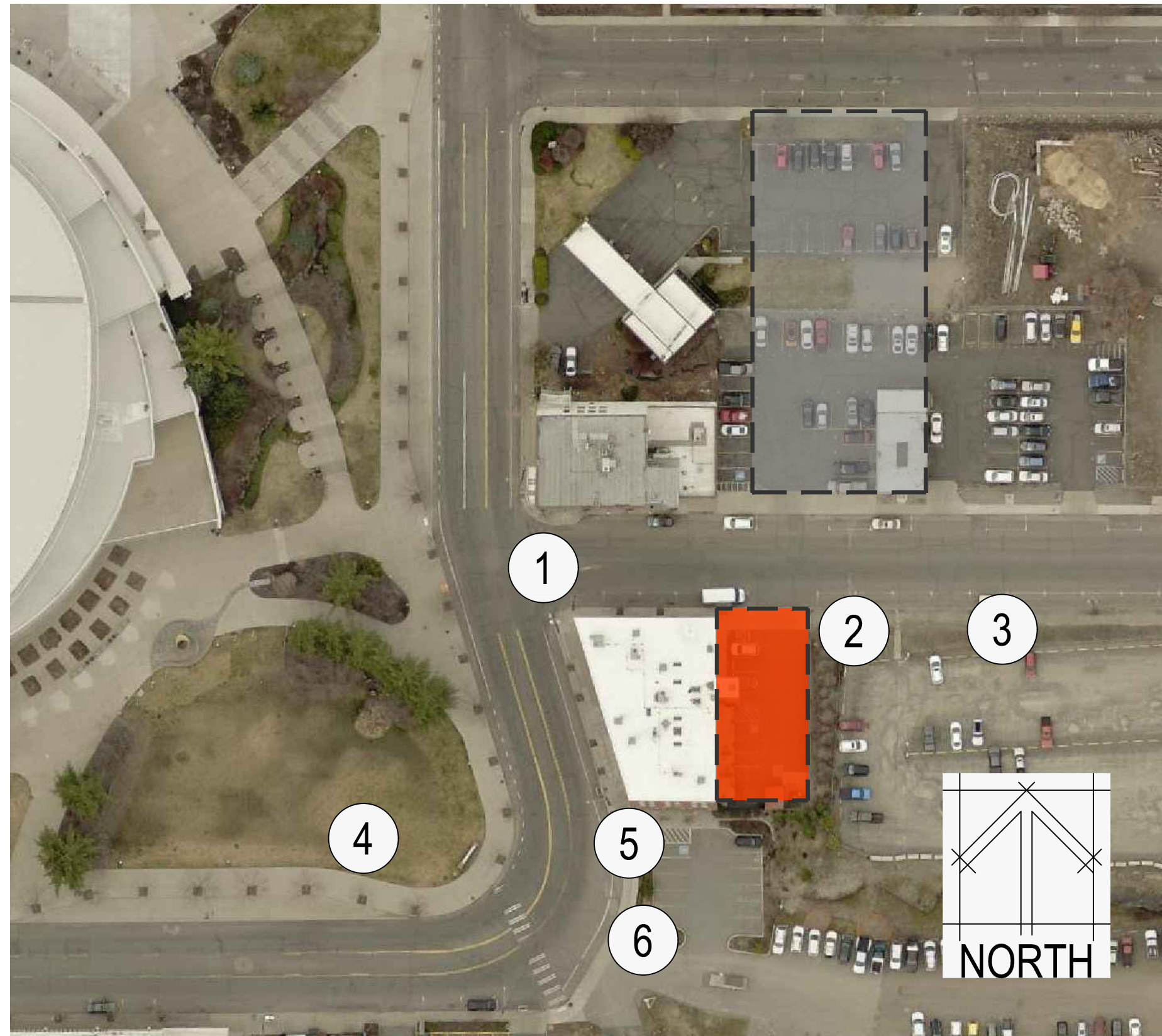


6 DOWNTOWN SPOKANE





# SITE ANALYSIS - PAPILLON SOUTH



1 NORTH SITE VIEW



2 NORTHEAST SITE VIEW



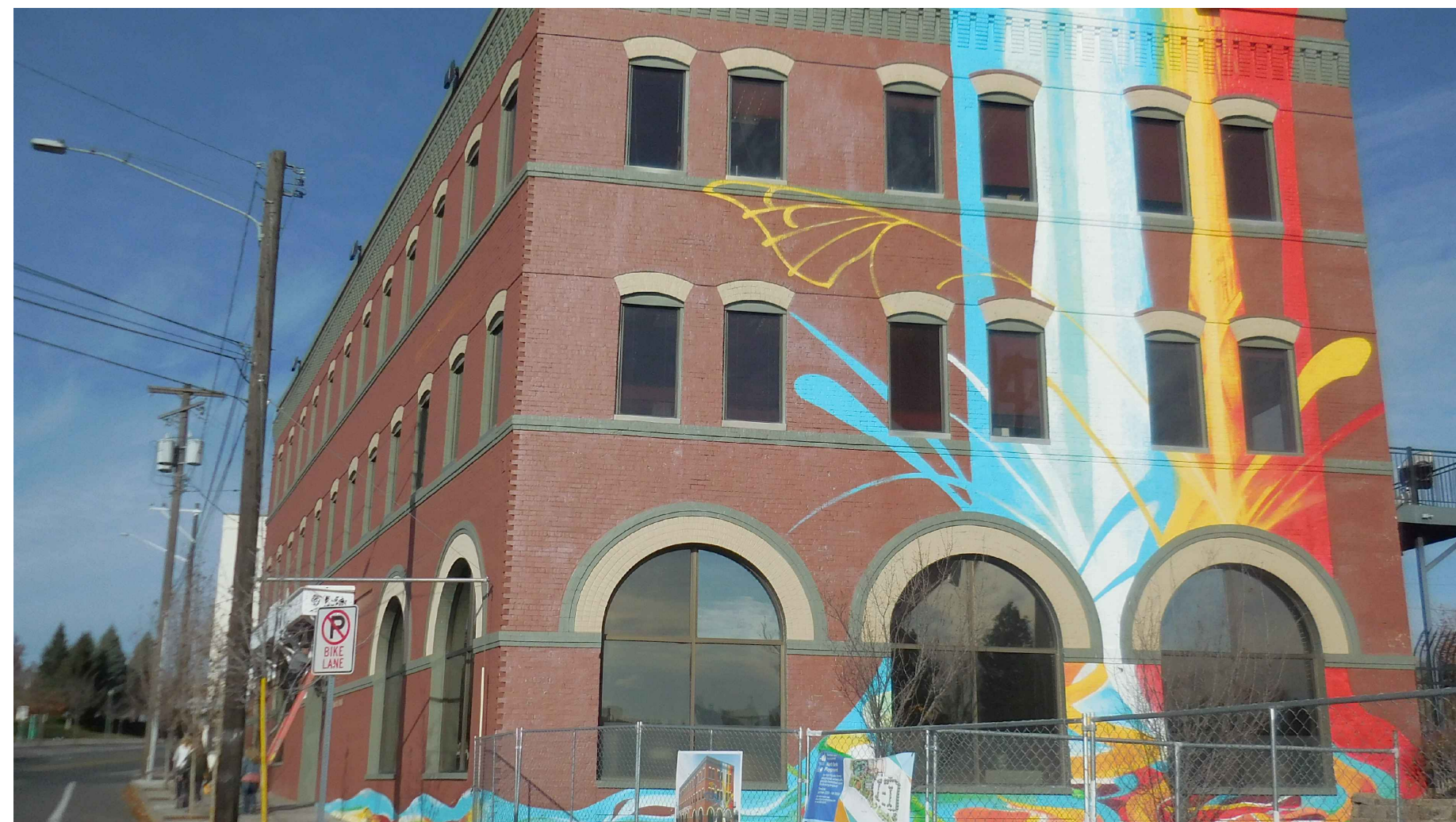
3 EAST SITE VIEW



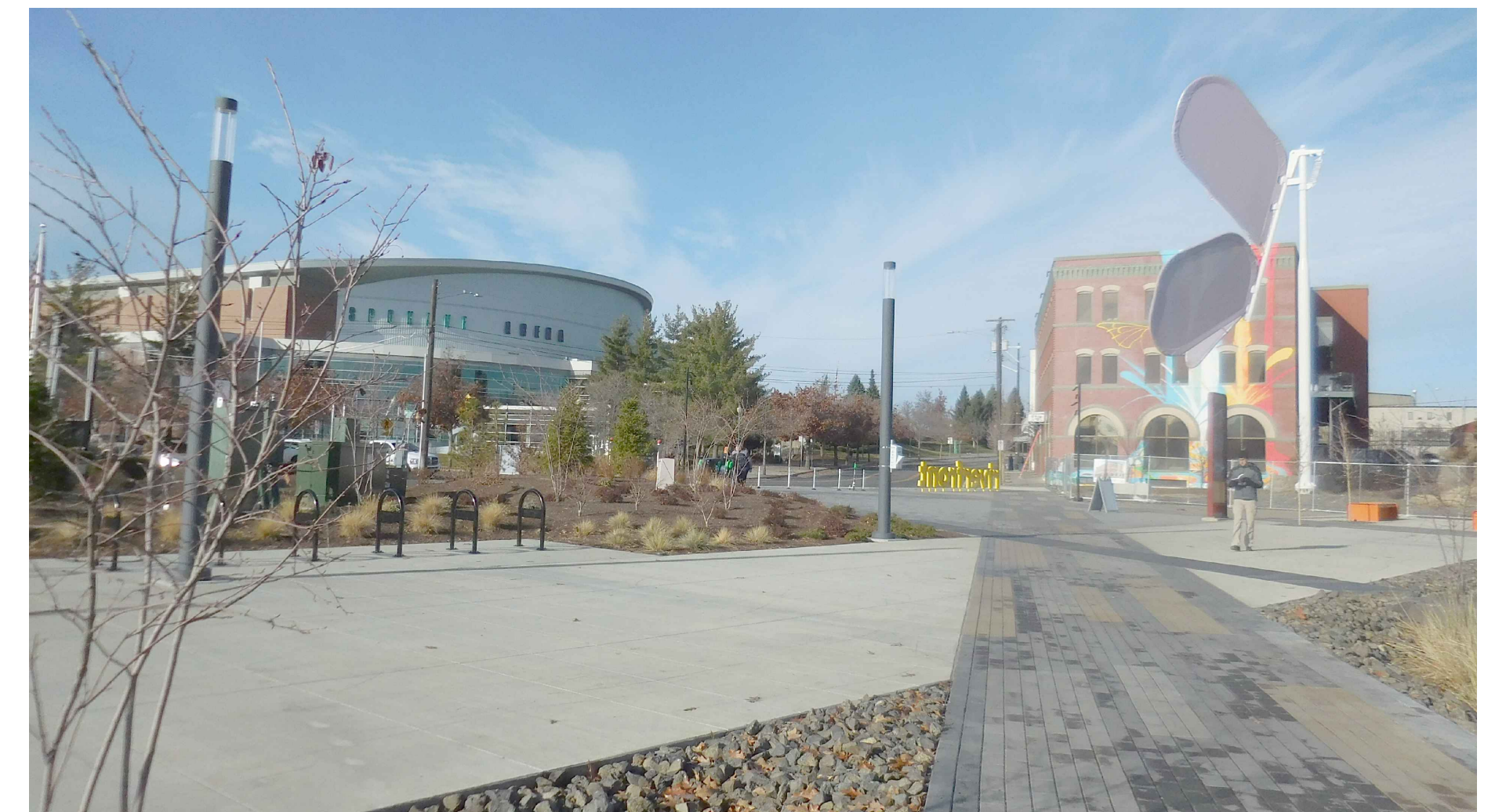
4 WEST SITE VIEW



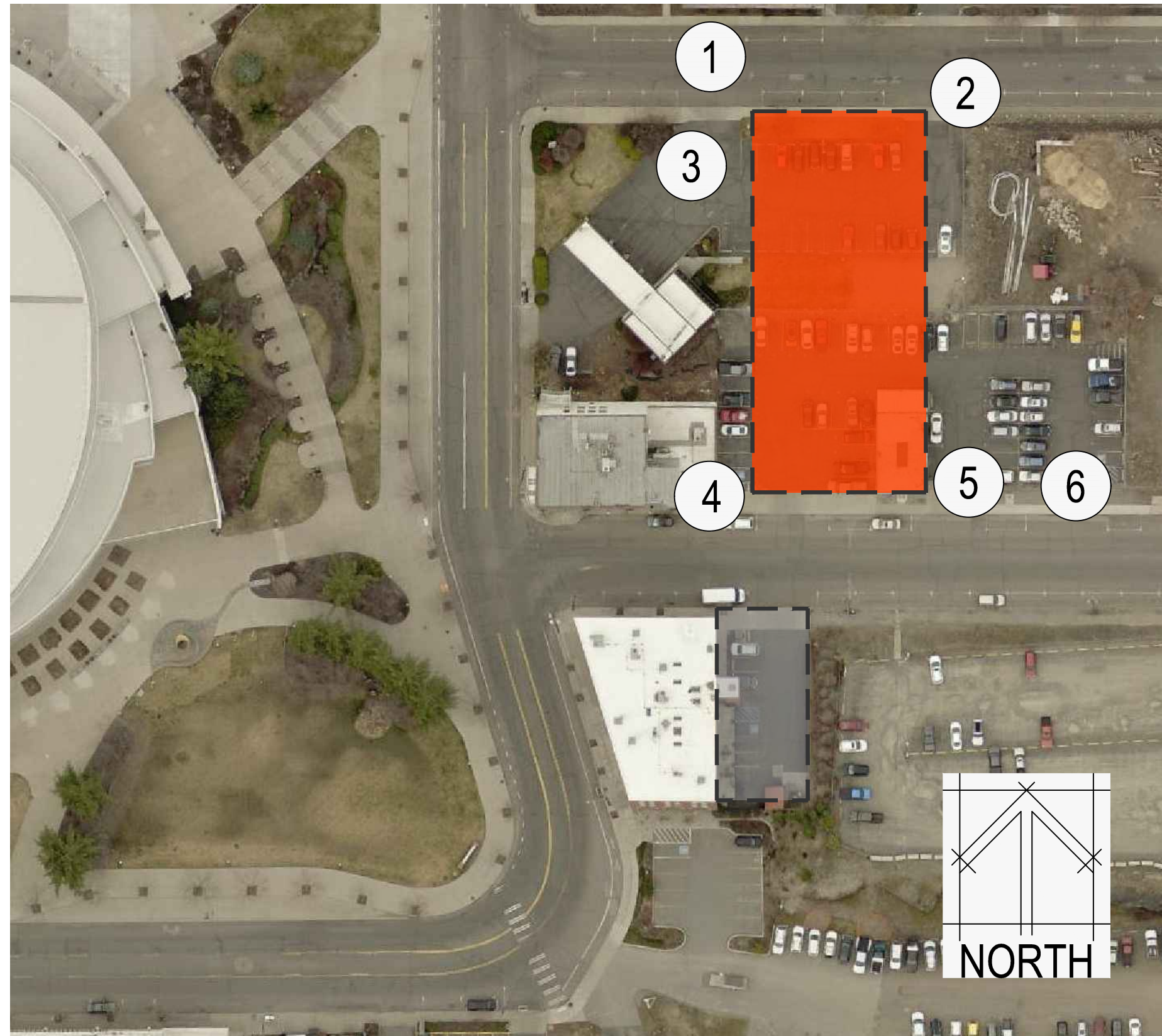
5 SOUTHWEST SITE VIEW



6 SOUTH SITE VIEW



# SITE ANALYSIS - PAPILLON NORTH



1 NORTHWEST SITE VIEW



2 NORTHEAST SITE VIEW



3 WEST SITE VIEW



4 SOUTHWEST SITE VIEW



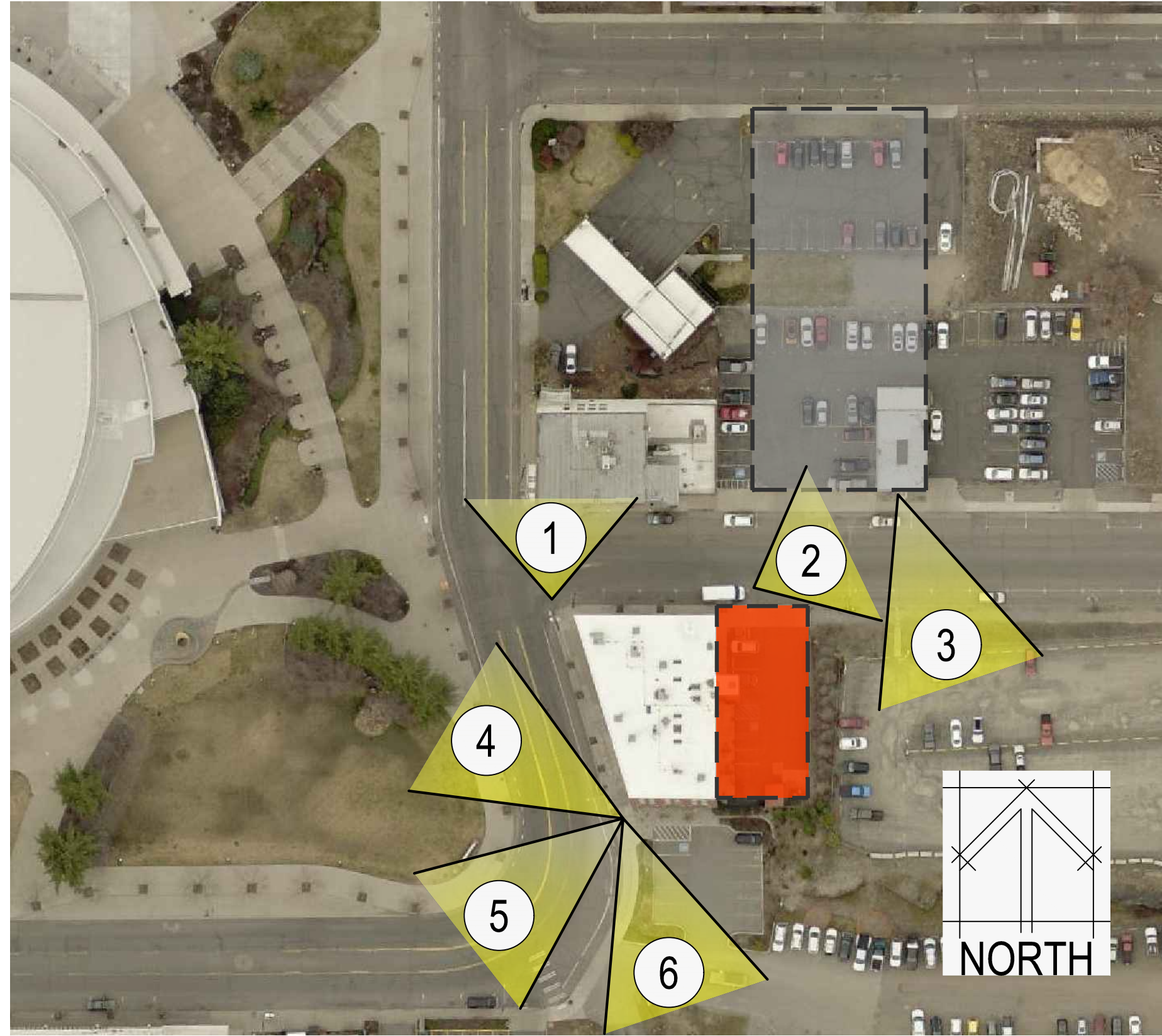
5 SOUTHEAST SITE VIEW



6 EAST SITE VIEW



# VIEW ANALYSIS - PAPILLON SOUTH



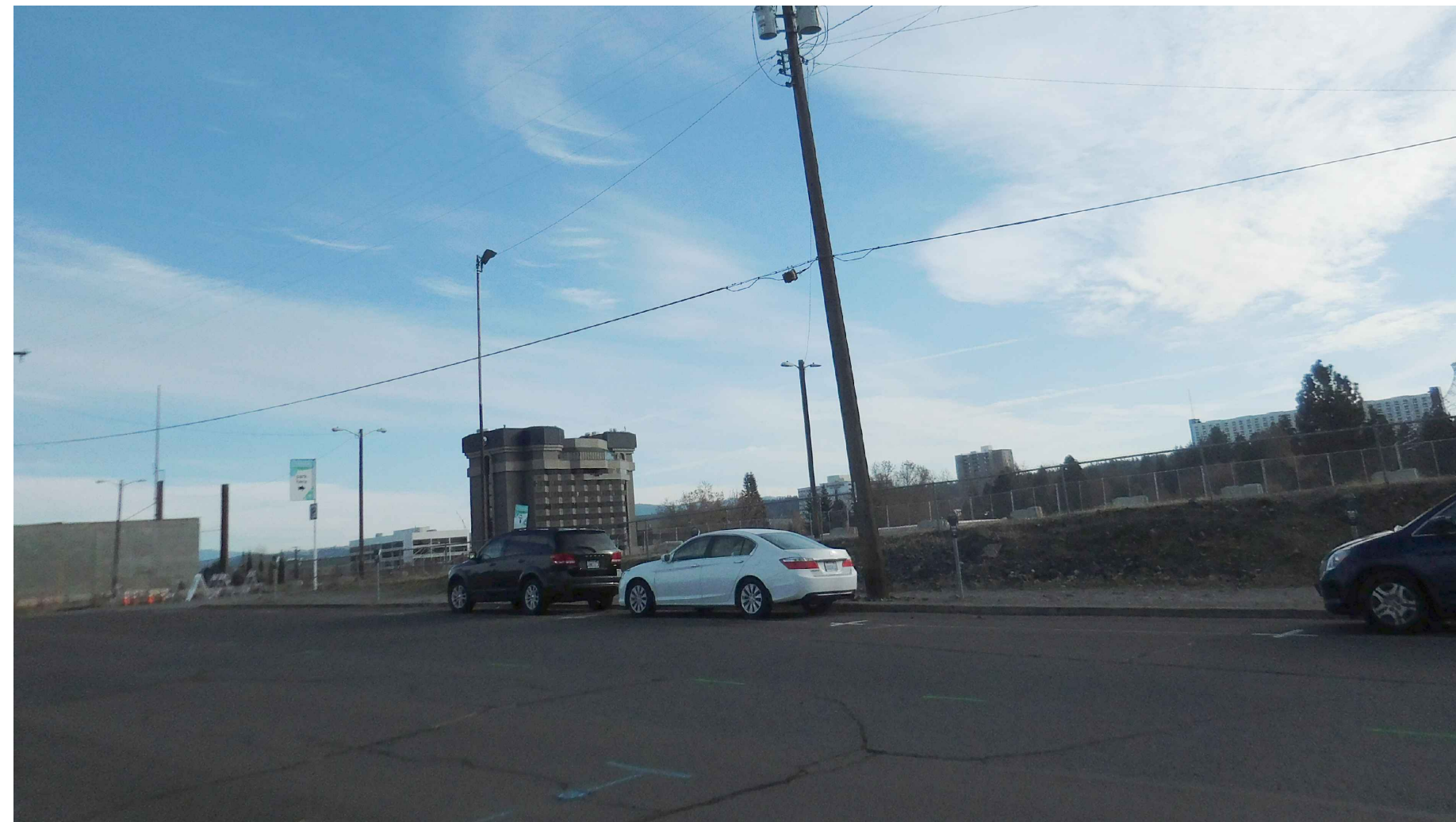
1 NORTH VIEW



2 EAST VIEW



3 NORTHEAST VIEW



4 WEST VIEW



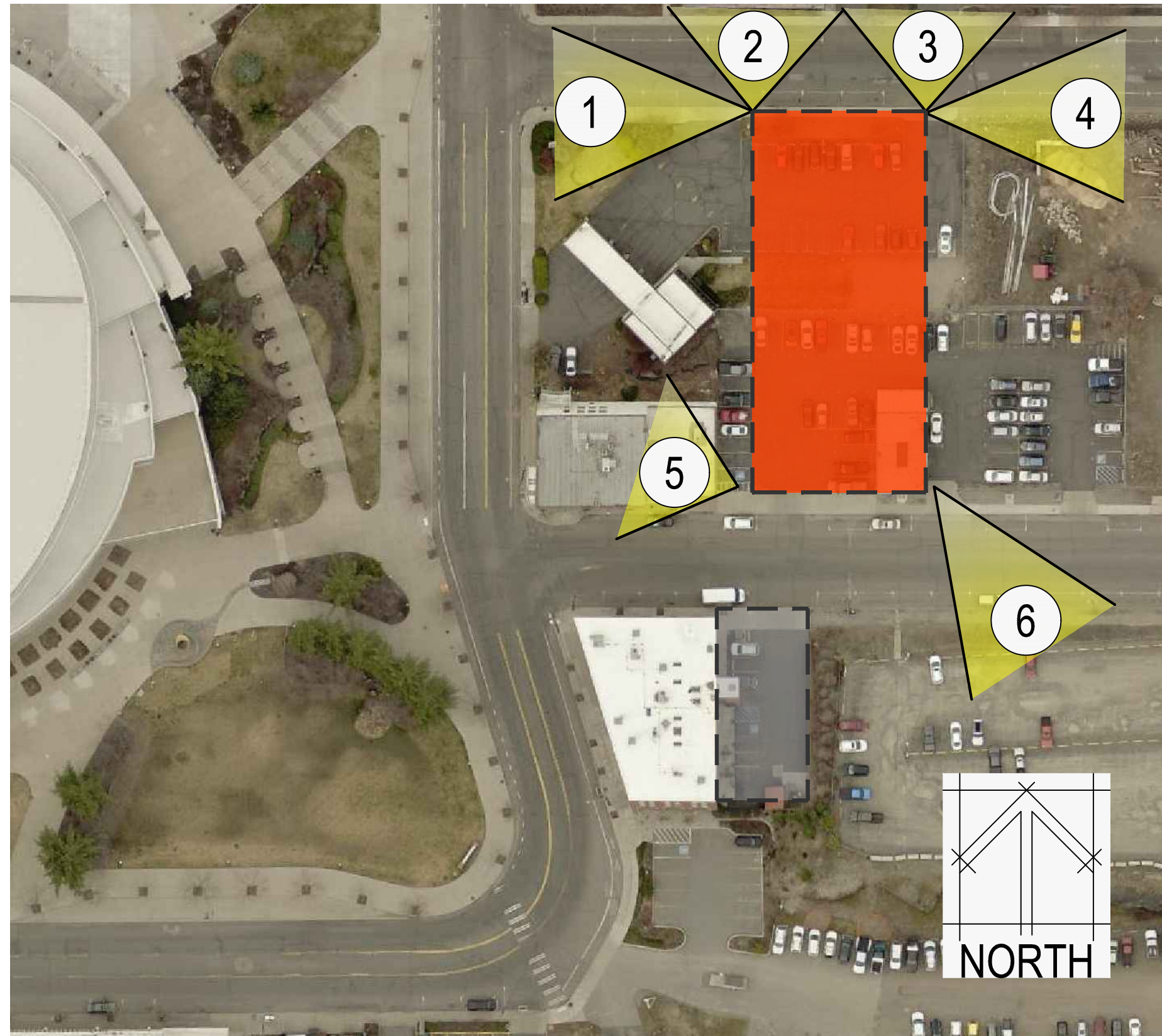
5 SOUTHWEST VIEW



6 SOUTH SITE VIEW



# VIEW ANALYSIS - PAPILLON NORTH



1 WEST VIEW A



2 NORTH VIEW A



3 NORTH VIEW B



4 EAST VIEW



5 WEST VIEW B

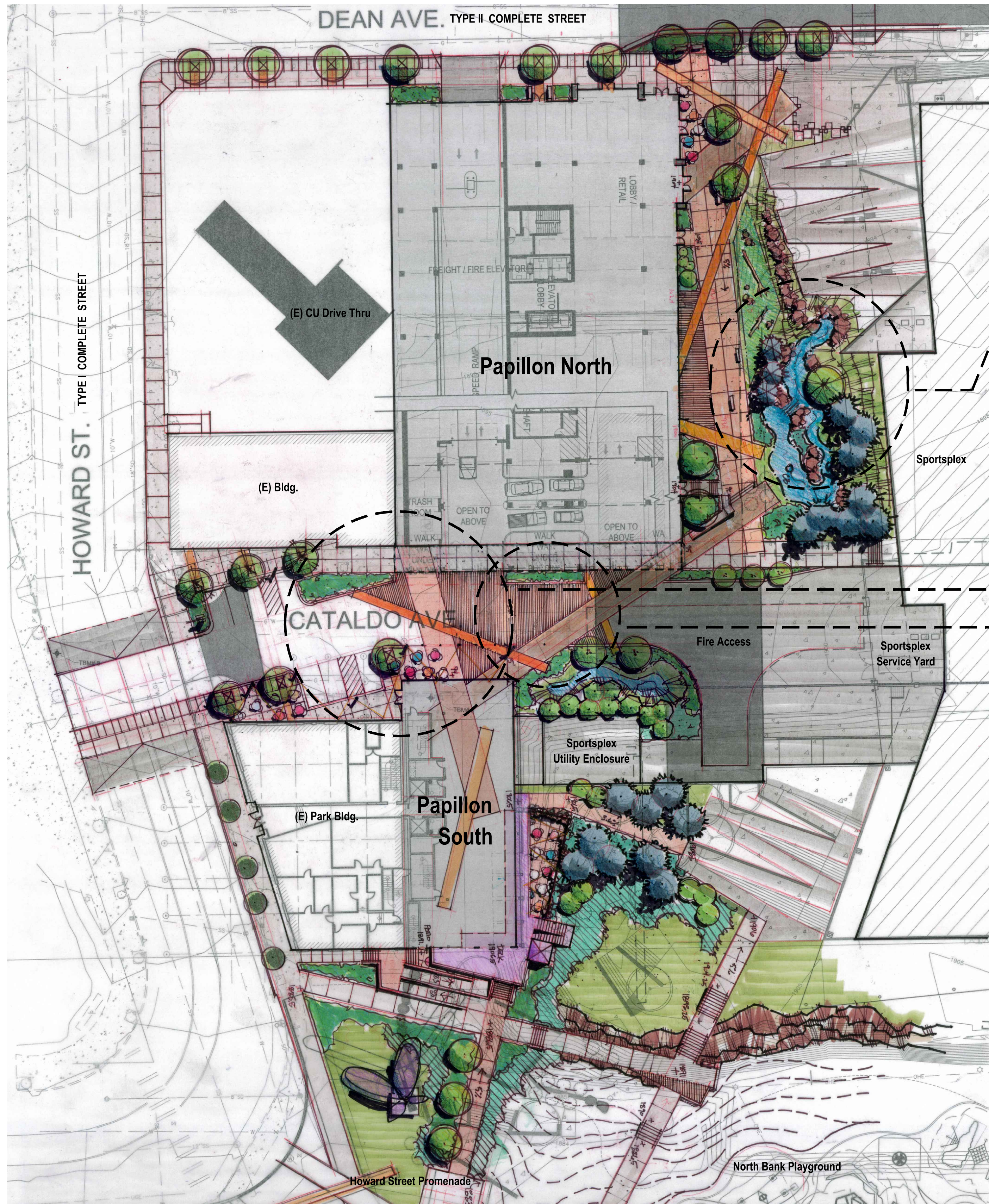


6 SOUTHEAST VIEW



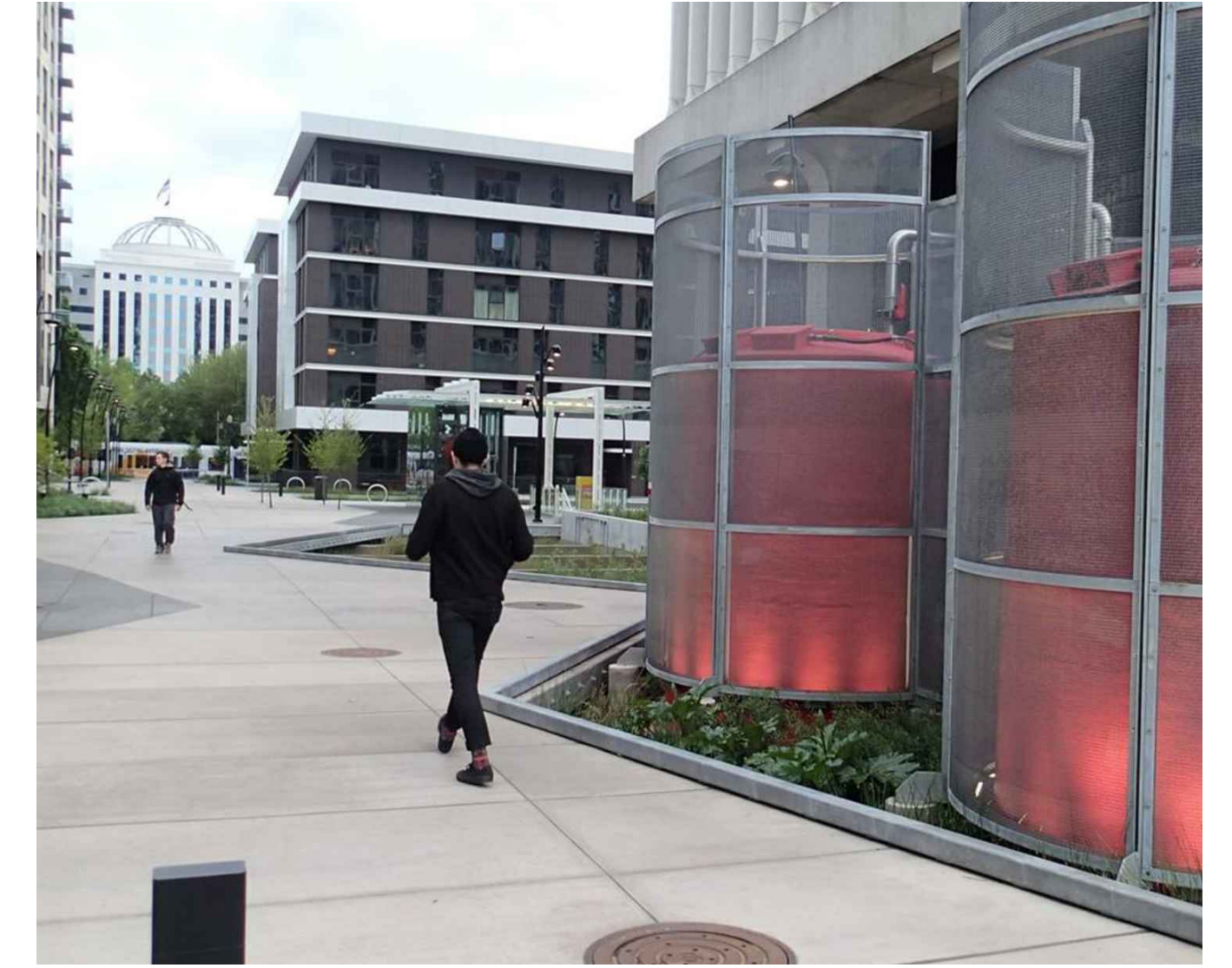
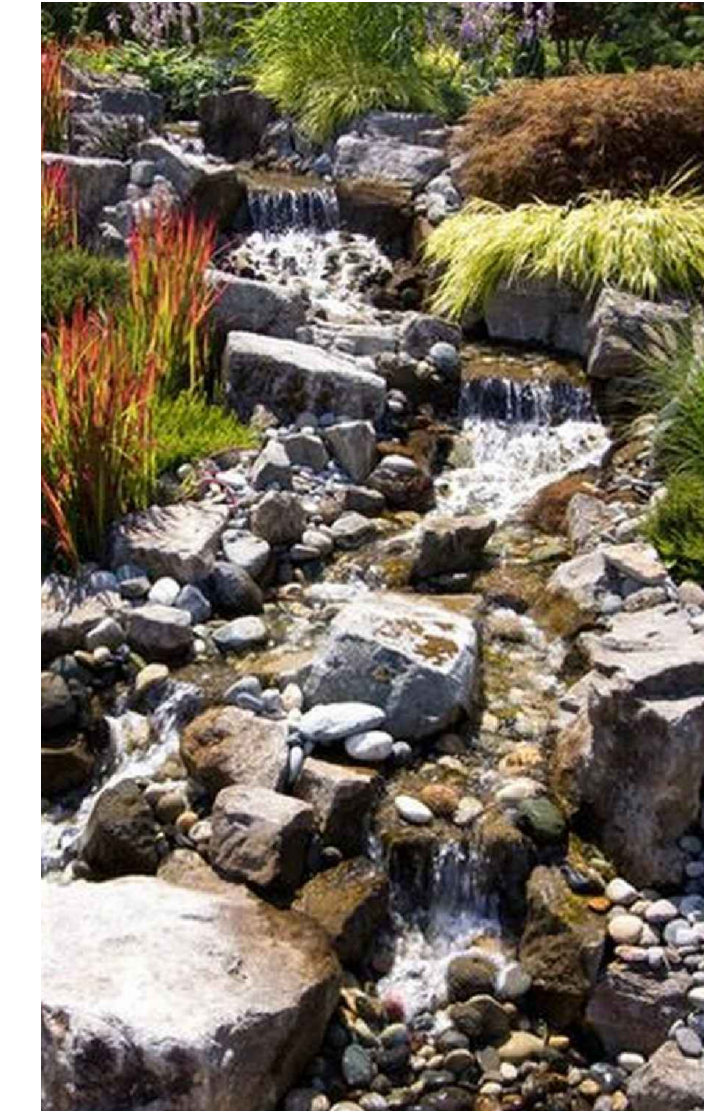
# Site Plan - Papillon Development

SCALE: 1" = 30'-0"



## Storm Water Collection

Proposed alternative methods for onsite storm water management such as collection tanks and dry riverbed creek.



## Pedestrian Street

Propose to turn Cataldo Alley into a pedestrian street using hard surface materials and visual barriers to promote pedestrian vs. vehicular use.



## Howard Street Promenade

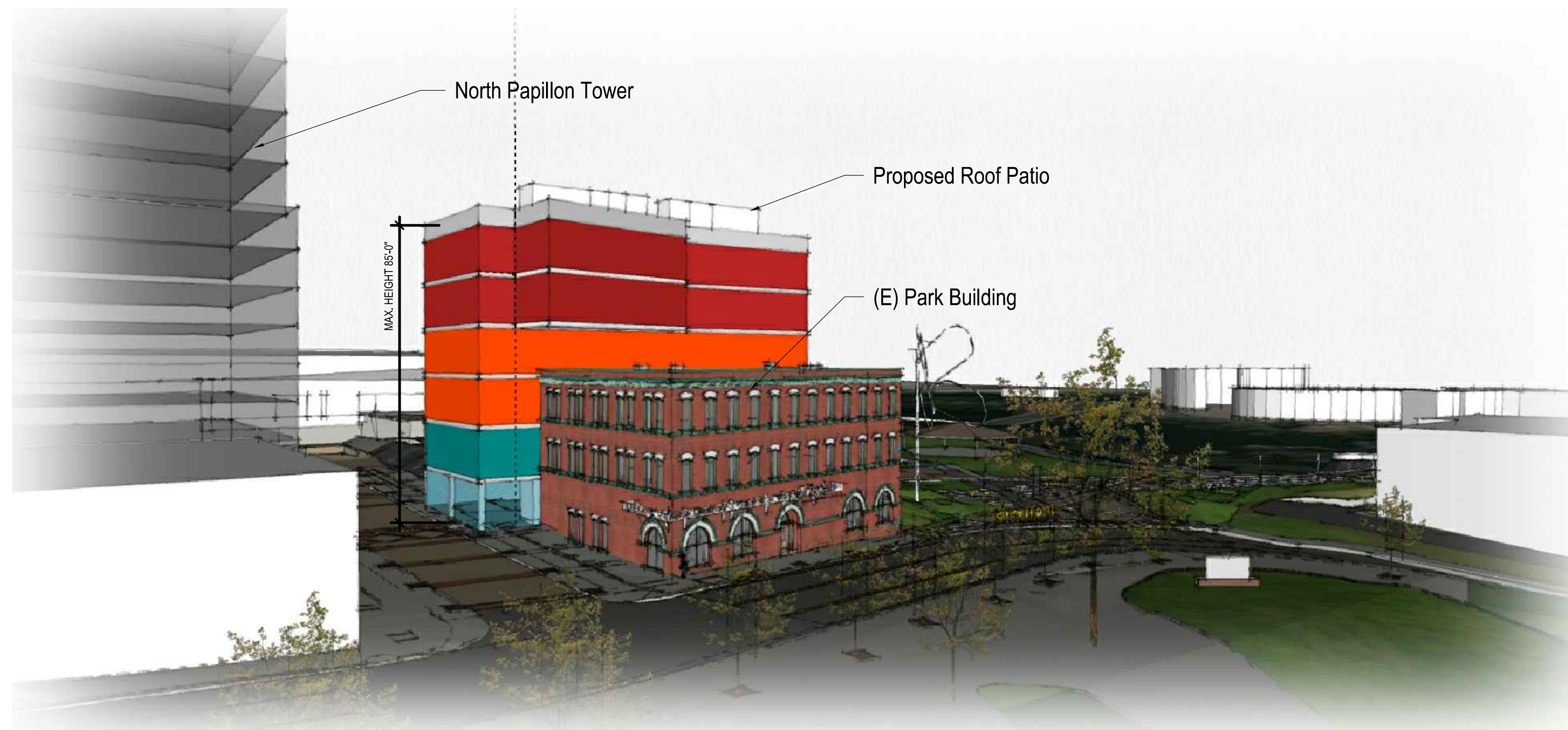
Propose to continue the elements and materials used for the Howard Street Promenade throughout the help guide the public and promote passage through the park.



## Southwest Elevation



## Northwest Elevation



## DESIGN SUMMERY - Papillon South

- 38,800 +/- sq. ft.
- 6 Story (+/- 5,800 sq. ft. per floor) plus Basement
- Building Type: Floor 1 (IA) with Floors 2-6 (IIIA)
- Occupancy: Retail (M), Office (B), Assembly (A-3) and Residential (R-2)
- Building Ht. = 85'-0" above avg. grade
- Setback from lot lines: 0 Feet
- Parking required: No

### PAPILLON SOUTH DESIGN CONCEPT:

The ground level of the Papillon South Project will be an extension of the Riverfront Park Promenade to be utilized as a public market space which will house incubator spaces for small food and retail vendors. The public market will provide a hardscape public walkway from the park through the Project to the adjoining Sportsplex, Papillon North and other neighboring developments.

Along with the public access the project will also provide an accessible path from the Riverfront Park Promenade to the Sportsplex and neighboring north properties via ramping and use of a public elevator to the SE of the Papillon South tower.

The second floor of the Papillon South Project will house tenant amenity space, retail and office space. This level will be connected to an upper terrace level that connects to the public elevator and aligns with the existing north bank bluff and allow for an accessible connection to the adjacent Sportsplex.

The remaining floors will be designed for office and residential use. The residential use will be designed for floors five and six only.

The elevator and stair towers will extend access to the roof which will house an open-air roof patio space to be shared by building tenants.

## LEGEND

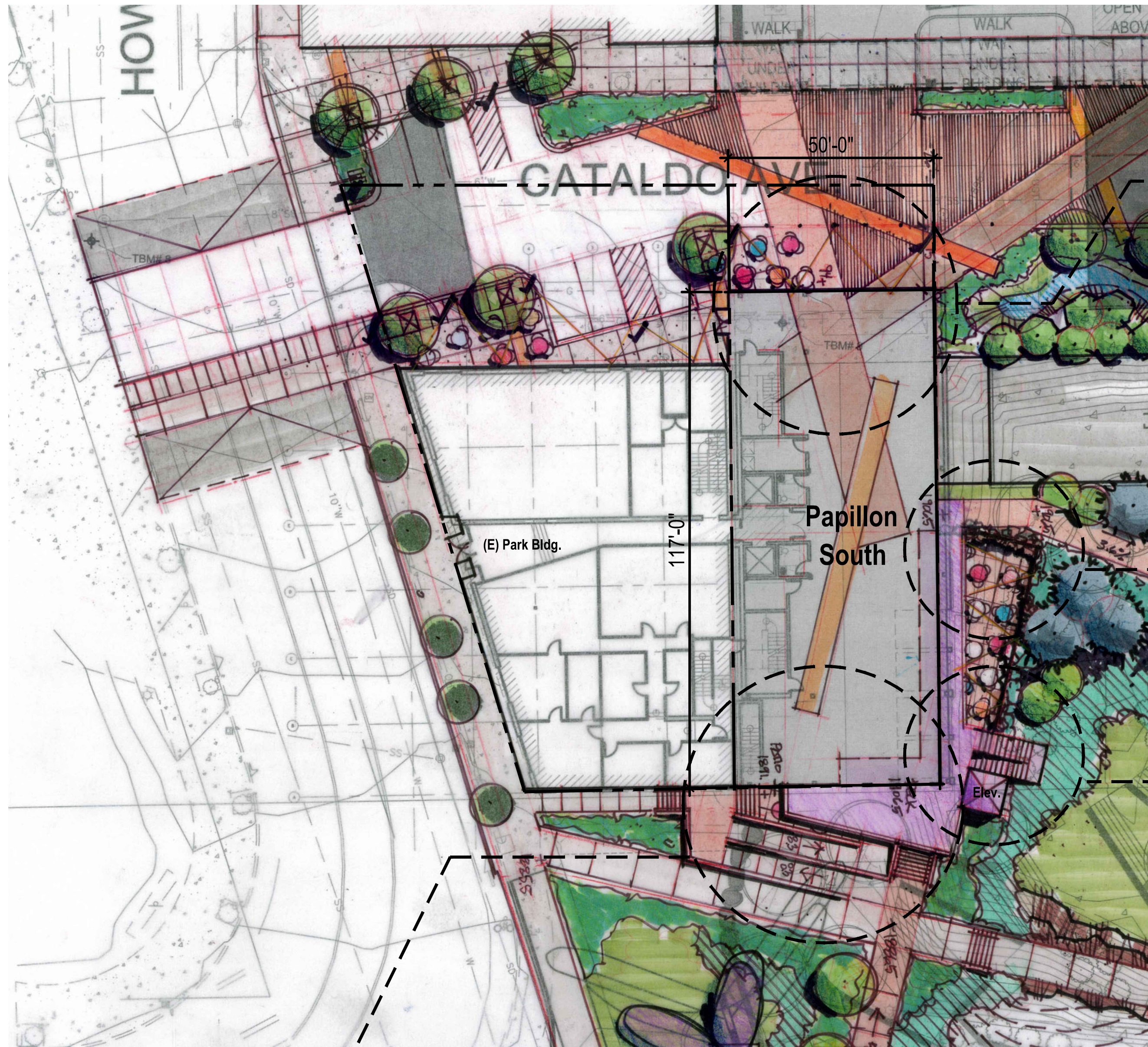
### PROPOSED BUILDING USES

- Retail/Restaurant Use (M Occupancy)
- Office Use (B Occupancy)
- Residential or Office Use (B and R-2 Occupancy)



# Site Plan - Papillon South

SCALE: 1" = 20'-0"



## Public Marketplace

Proposed public Food Hall/Marketplace allows public access through the main floor of the building connecting the park to properties to the north.



## Grotto

Proposed outdoor seating, entertainment, activity space extending the marketplace inside out.



## Public Elevator/Stair

Proposed exterior elevator and stair to provide an accessible route from the park to Papillon project and adjacent Sportsplex project.

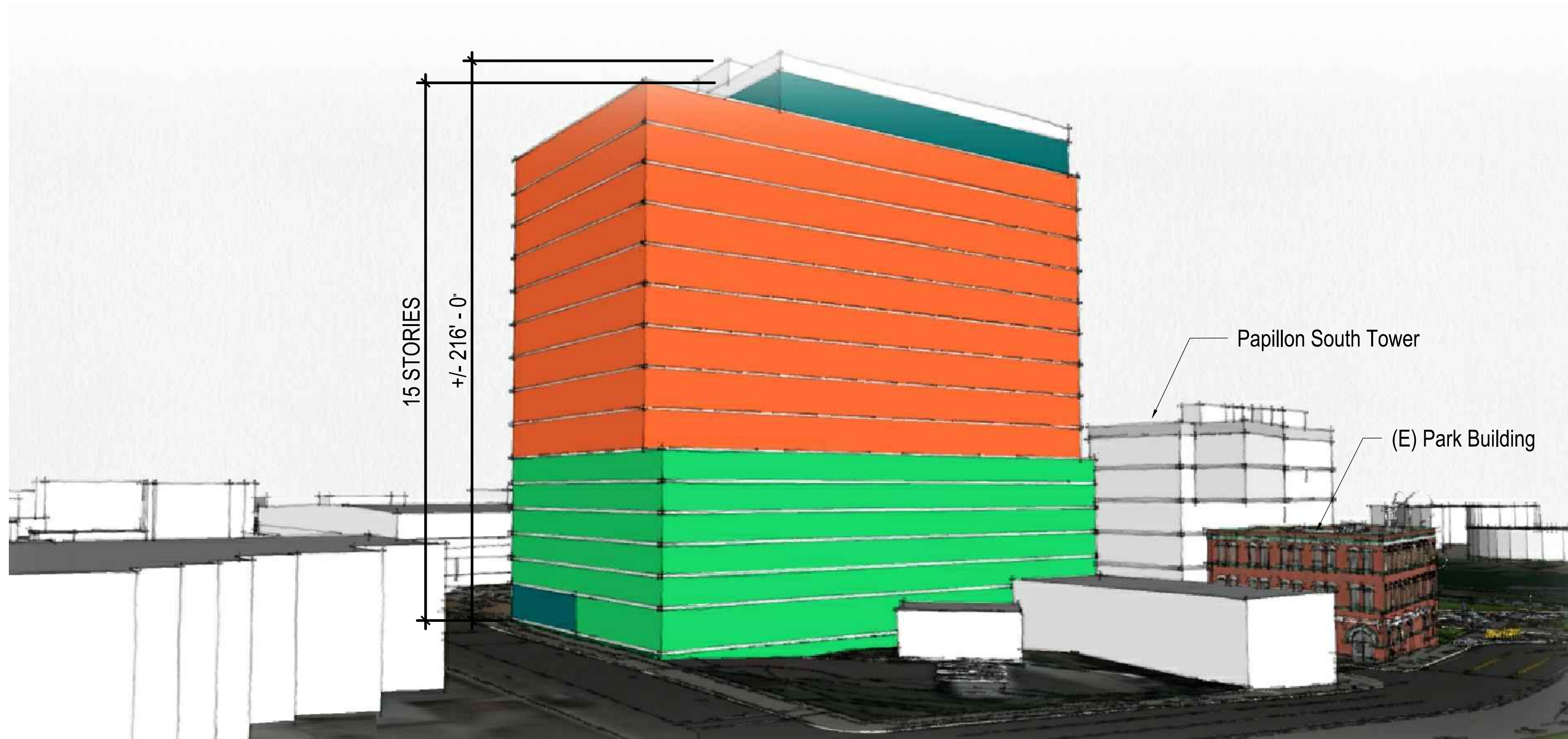


## Public "active" space:

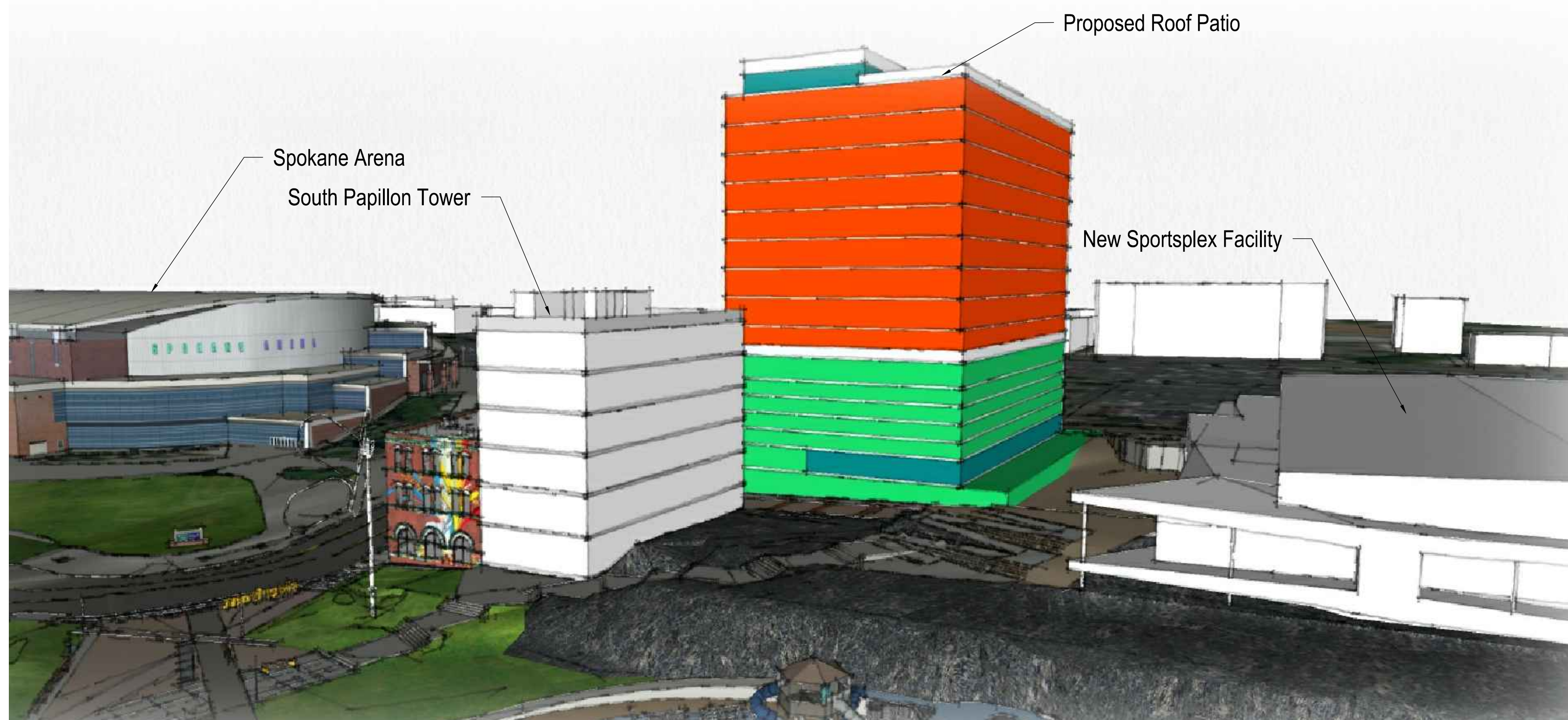
Proposed exterior patio space to be used for public use and extension of the Food Hall/Marketplace.



## Northwest Elevation



## Southeast Elevation



## DESIGN SUMMERY - Papillon North

- 5 Story Parking Garage Podium (296 Stalls) 24,750 +/- sq. ft. per floor
- 10 Story above podium +/- 225,300 sq. ft. (+/- 23,700 sq. ft. per floor)
- Building Type: (IA)
- Occupancy: Parking (S-1), Retail/Restaurant (M), Office (B) and Assembly (A-3)
- Building Ht. = +/- 212'-0" (above Dean Street grade)
- Setback from lot lines: North = 0 Feet, East = 30 Feet, South = +/- 30 Feet, West = 0 Feet
- Parking required: No

### PAPILLON NORTH DESIGN CONCEPT:

The project will include a 5 story parking garage to be accessed from Dean Street. The garage is designed to accommodate the parking needs of the new Papillon Development and support event parking for the adjacent Sportsplex and Spokane Arena during non-business hours. Lower level secured parking as well as two ATM drive thru lanes will be accessible from Cataldo Street.

The lower lever of the garage will also house building services including trash, compactor, mechanical, a fire command center, generator and transformers as required to serve the structure. These building services will be accessed from Cataldo Street.

The main level of the tower (Dean Street) will include a speed ramp to parking above however the majority of the floor plate will include retail/food service use and serve as the main Lobby space for the tower. This level will have access to a 30 foot wide at-grade plaza (East of tower) to connect both the Papillon South Tower and the Sportsplex Project.

In addition to the parking garage the North Tower will include 9 Stories of office space above the 5 story parking podium. The core is to be centralized within the floor plates allowing panoramic views at all levels. The core will include four passenger elevators, 1 freight elevator, mechanical & trash shafts, electrical/IT rooms, restrooms and stair towers.

The upper level of the tower will house a +/- 12,000 sf. ft. Event & Conferencing Center to include an outdoor event space (roof patio). The tower design is centered around creating an urban mixed-use development to include retail, office and conferencing uses.

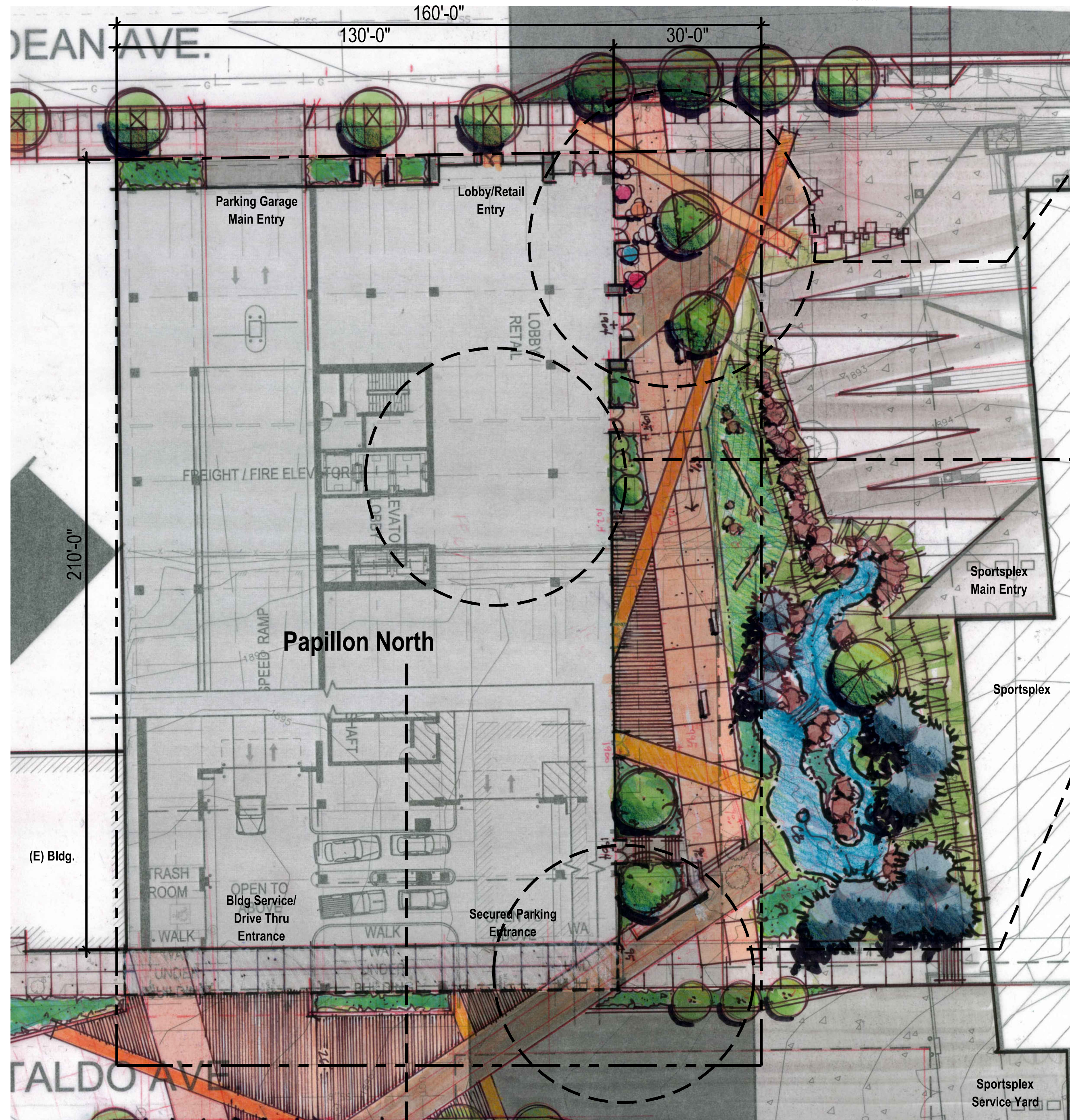
### LEGEND

- Retail/Restaurant/Event Use (M & A-3 Occupancy)
- Office Use (B Occupancy)
- Parking (S-2 Occupancy)



# Site Plan - Papillon North

SCALE: 1" = 20'-0"



## Public Plaza

Project has provide 30'-0" wide setback at East side of property between Sportsplex project to create a shared public plaza.



## Lobby/Retail Space

Proposed main floor of the tower to include retail, food service and Lobby space. Space to provide interaction with public plaza.

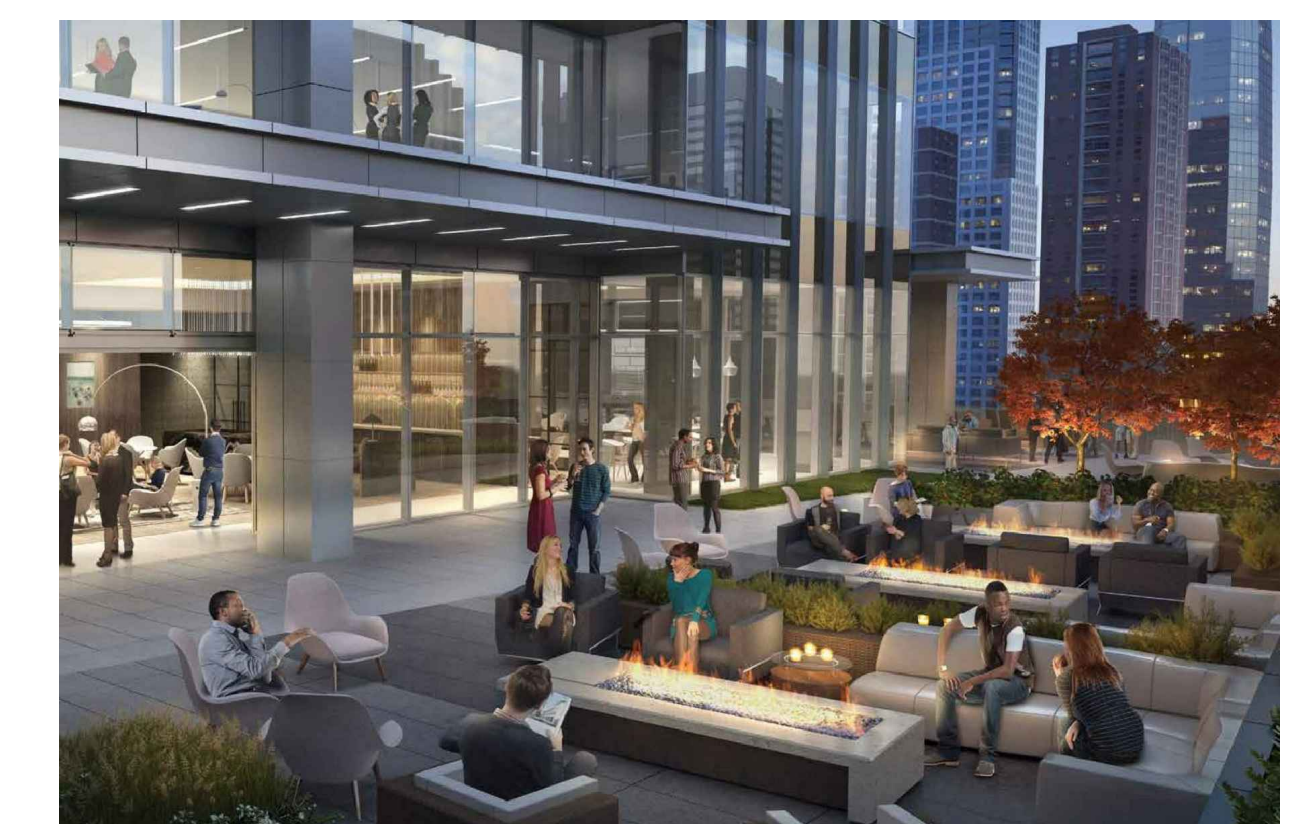
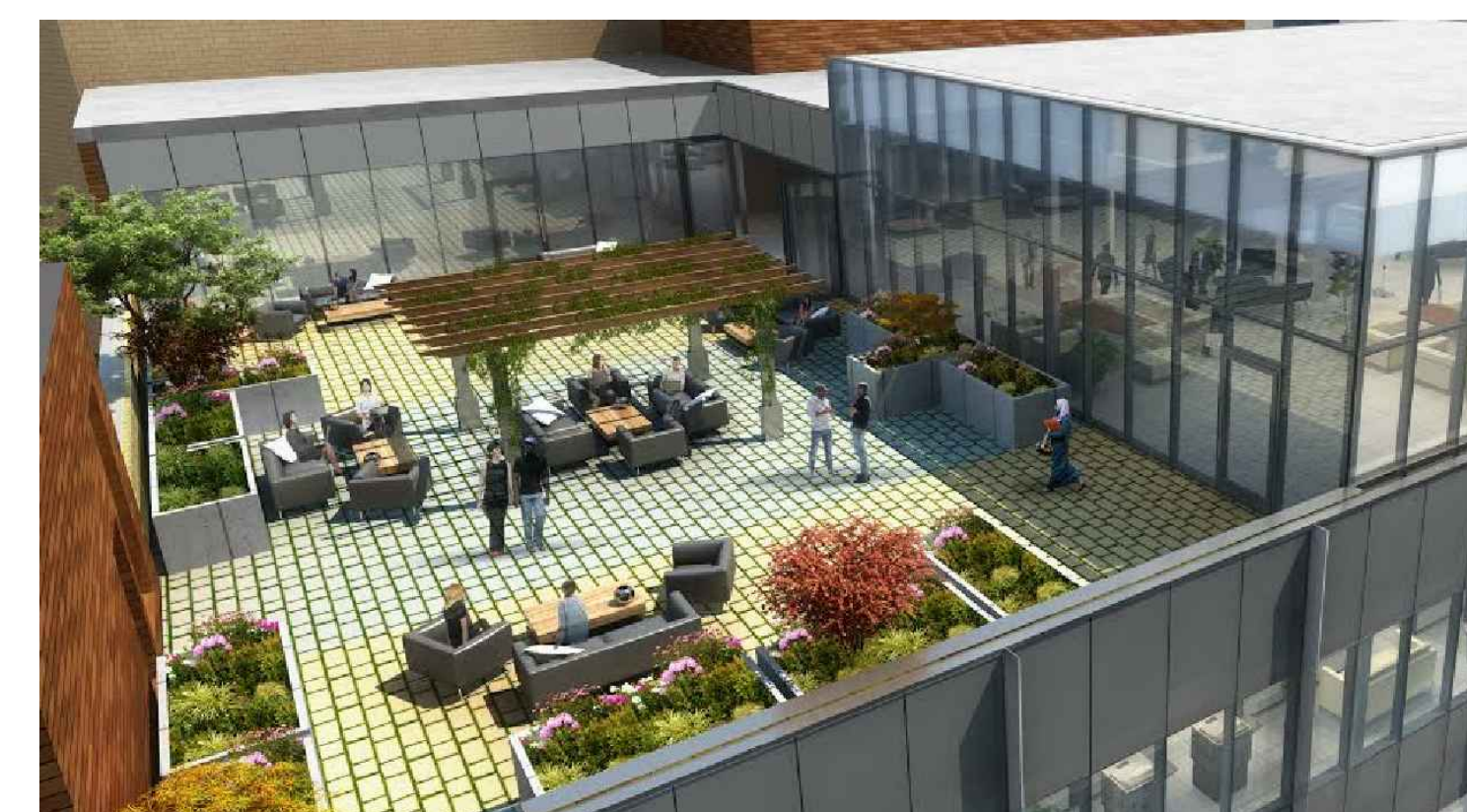
## Screening

Proposed architectural screening of the 5-story parking podium to provide a visual barrier but still allow light and air to flow through the structure.



## Rooftop Event Center

Proposed Event & Conference Center on the top floor to include interior and exterior event space with panoramic views.



B W A BERNARDO WILLS ARCHITECTS PC

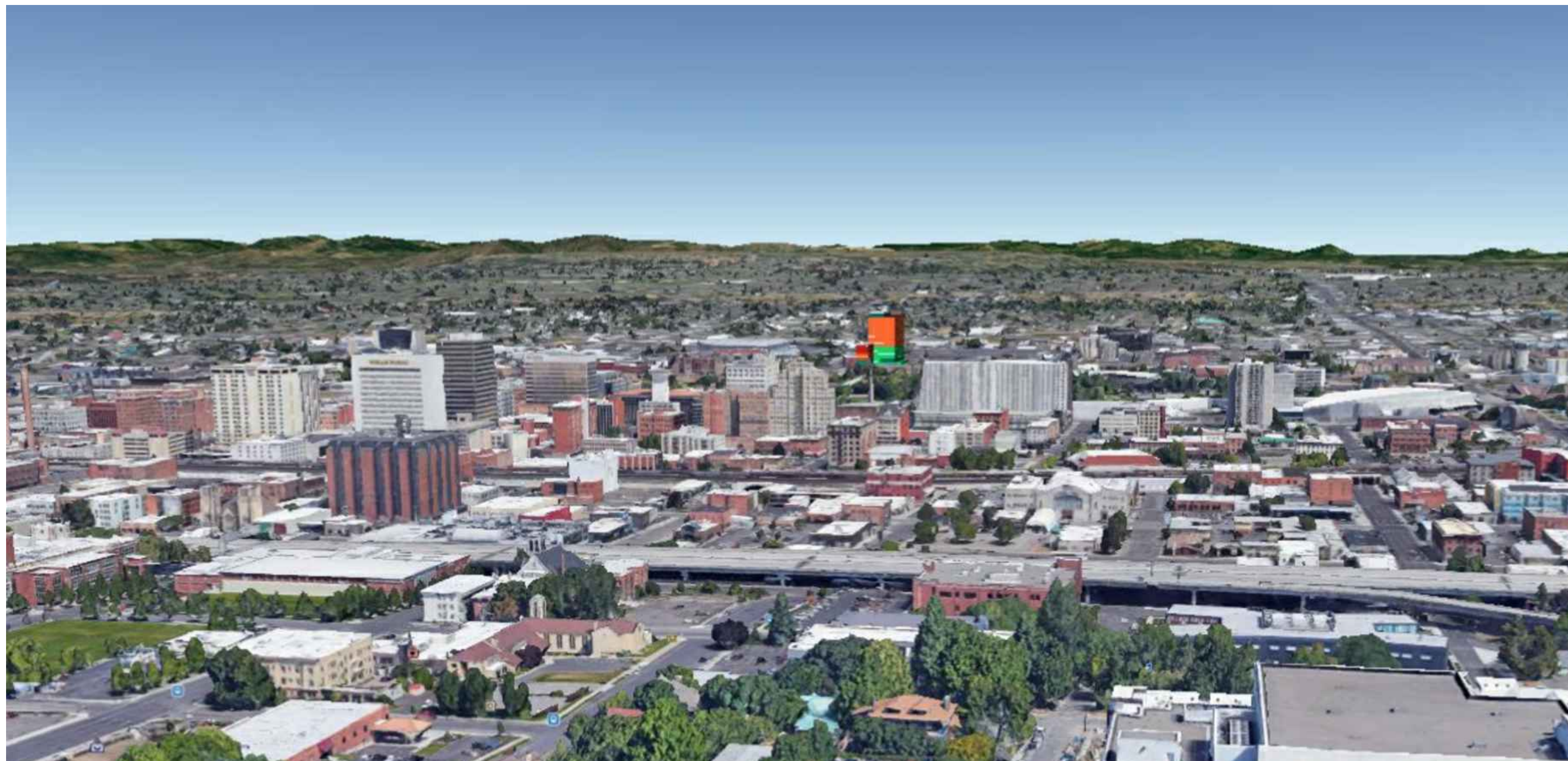
Skyline View from Monroe Street Bridge



Skyline View from Division Street



Skyline View from South Hill



Skyline View from Riverfront Park Promenade



## DESIGN REVIEW BOARD

## Papillon Development

1 - Program Review/Collaborative Workshop

December 18, 2019



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

**To :**  
 Mike Stanicar & Licia LeGrant  
 Bernardo Wills Architects  
 509-838-4511

**CC :**  
 Louis Meuler, Interim Planning Director  
 Tami Palmquist, Associate Planner

**Based on review of the materials submitted by the applicant and discussion during the December 18, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:**

### Neighborhood

1. The board appreciates the applicant's desire to create a more pedestrian friendly crossing at the "Cataldo Alley" and Howard Street crossing, and encourages them to continue to work with the appropriate city departments to implement a context sensitive, pedestrian friendly, traffic calming streetscape (e.g., speed table, integral colored concrete, bulb-outs, etc.).

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.

**Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-7 Design for Personal Safety and Security.

2. The applicant shall return with a comprehensive wayfinding package to include hardscapes, edge conditions, signage, etc.

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 5 Active Transportation, TR 13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, and NE 13.3 Year-Round Use.

**Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-5 Provide Appropriate Signage, and D-7 Design for Personal Safety and Security.

## Site

3. The applicant is encouraged to develop a gateway treatment for the Howard Street entrance of "Cataldo Alley."

**Please see the following Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

**Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.

**Please see the following Downtown Design Guidelines:** C-1 Promote Pedestrian Interaction, C-6 Develop Alley Facades, D-4 Provide Elements that Define the Place, and D-5 Provide Appropriate Signage.

4. The board supports the Parks Department's further exploration of the public/private development of the Papillon South interaction & interface with the north end of the park promenade (including any necessary agreements).

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR 13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.

**Please see the following Downtown Plan Strategies:** 2.1 Economic Development 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place, and D-7 Design for Personal Safety and Security.

5. The applicant shall return with further development of the 3D/topographical study of the pedestrian interface between the two proposed buildings and the Sportsplex, Cataldo Alley, and the plaza east of the north tower. Particular attention should be paid to:
  - a. Boulder wall/transitions
  - b. Pathways
  - c. Lighting
  - d. Surface material
  - e. Landscape treatment at the boulder walls

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.

**Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting and Usable Open Space, D-2 Enhance the Building with Landscaping, D-4 Provide Elements that Define the Place, and D-6 Provide Attractive and Appropriate Lighting.

6. The applicant is encouraged to collaborate with the Sportsplex team to determine if the parking and loading area will be secured, to ensure the aesthetic of any security measures shall be consistent with the pedestrian vocabulary of "Cataldo Alley."

**Please see the following Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 3.5 Mix of uses in Centers, LU 4.4 Connections, LU 5.5 Off-Site Impacts, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users,

**Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

## **Building**

7. The board supports the proposed open first floor market concept of the South Tower.

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown Land Use, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

**Please see the following Downtown Plan Strategies:** 2.1 Economic Development 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.

**Please see the following Downtown Design Guidelines:** B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, and D-4 Provide Elements that Define the Place.

8. The applicant is encouraged to consider the project's impact to Spokane's skyline when developing the project's mass and aesthetic.

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

**Please see the following Downtown Plan Strategy:** 2.2 Built Form and Character.

***Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.***

9. The applicant is encouraged to consider transitional architectural language between the pedestrian spaces at ground level and on the facades of both proposed buildings.

***Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, TR Goal A: Promote a Sense of Place, DP 2.6 Building and Site Design, and DP 4.2 Street Life.***

***Please see the following Downtown Plan Strategy: 2.2 Built Form and Character.***

***Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, B-4 Design a Well-proportioned and Unified Building, C-7 Install Pedestrian-Friendly Materials at Street Level, D-2 Enhance the Building with Landscaping, D-3 Respect Historic Features that Define Spokane, and D-4 Provide Elements that Define the Place.***

10. The applicant shall explore the architectural interaction between the adjacent existing buildings affected by the new development.

***Please see the following Comprehensive Plan Goals and Policies: LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.***

***Please see the following Downtown Plan Strategy: 2.2 Built Form and Character.***

***Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-2 Create Transitions in Bulk and Scale, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, B-4 Design a Well-proportioned and Unified Building, D-3 Respect Historic Features that Define Spokane, and D-4 Provide Elements that Define the Place.***



Steven Meek, Chair, Design Review Board

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

Design Review Board

# Papillon South Project

Recommendation Meeting





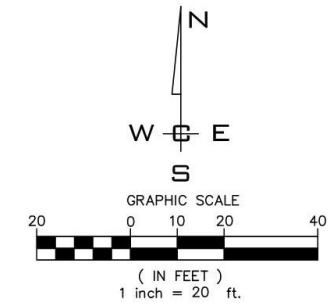
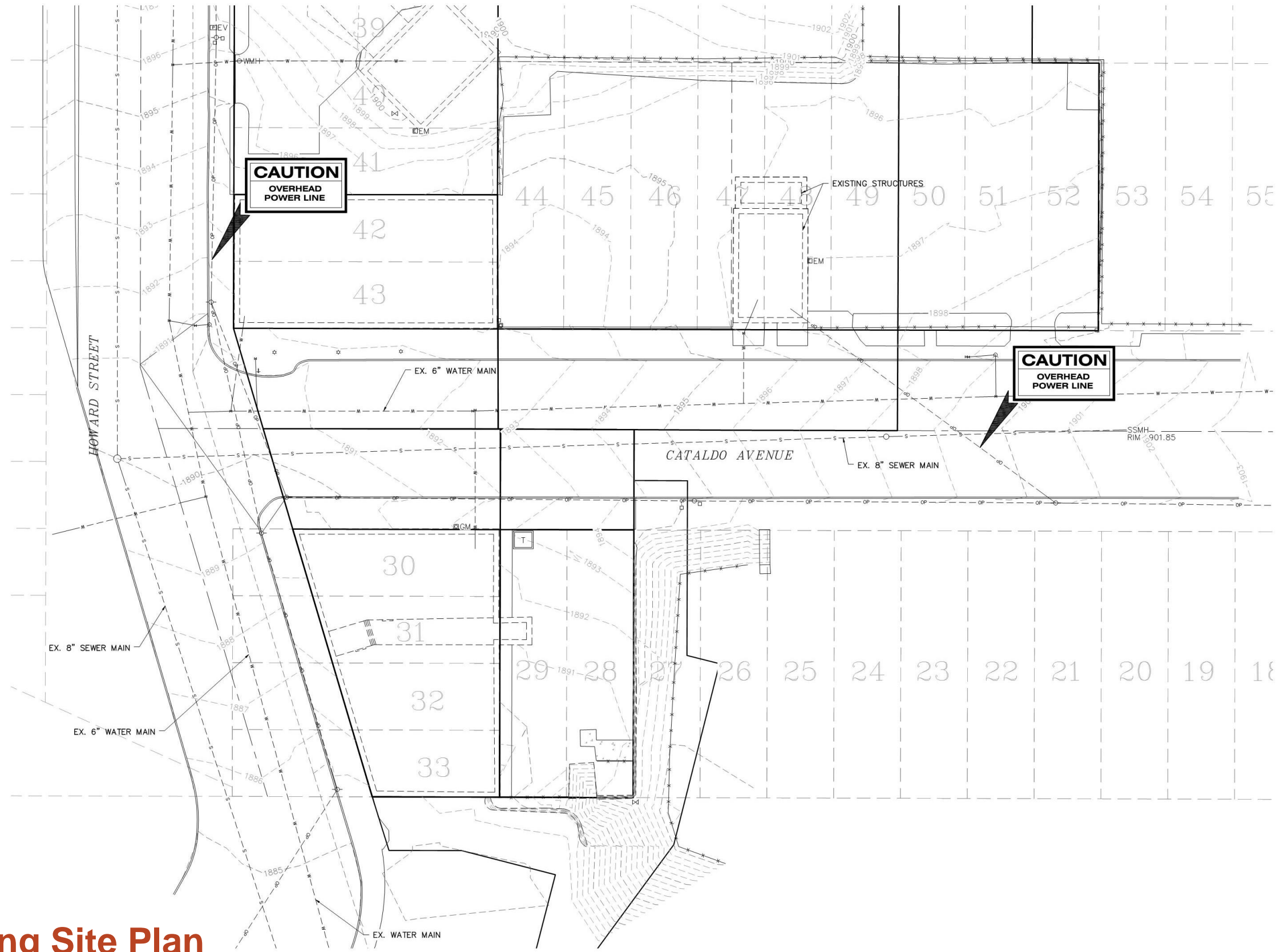
## Summary of Project's current status

The goal of the Papillon Development Project is to provide a unique mixed-use development that provides Class A office space, public market, retail amenities, and food services. The development will integrate with nearby public live, work and play developments, creating an inviting and dynamic environment. The development offers a central urban location accommodating east access, low commute times, parking availability and convenient access to the downtown business core.

This development is in a unique position to take advantage of the proximity to other significant public venues and amenities (Spokane Veterans Memorial Arena, Spokane Regional Sportsplex, Civil Theater, and Riverfront Park & North Bank Regional Playground).

On December 18, 2019, we presented and discussed the Papillon Project with the Design Review Board at the Collaborative workshop. Following the collaborative workshop, the board prepared a list of advisory actions and recommendations for further developing the project. In response to these advisory actions we have continued design, added details, met with the City agencies, and made revisions as suggested by the board. Changes to the project since the Collaborative Workshop include:

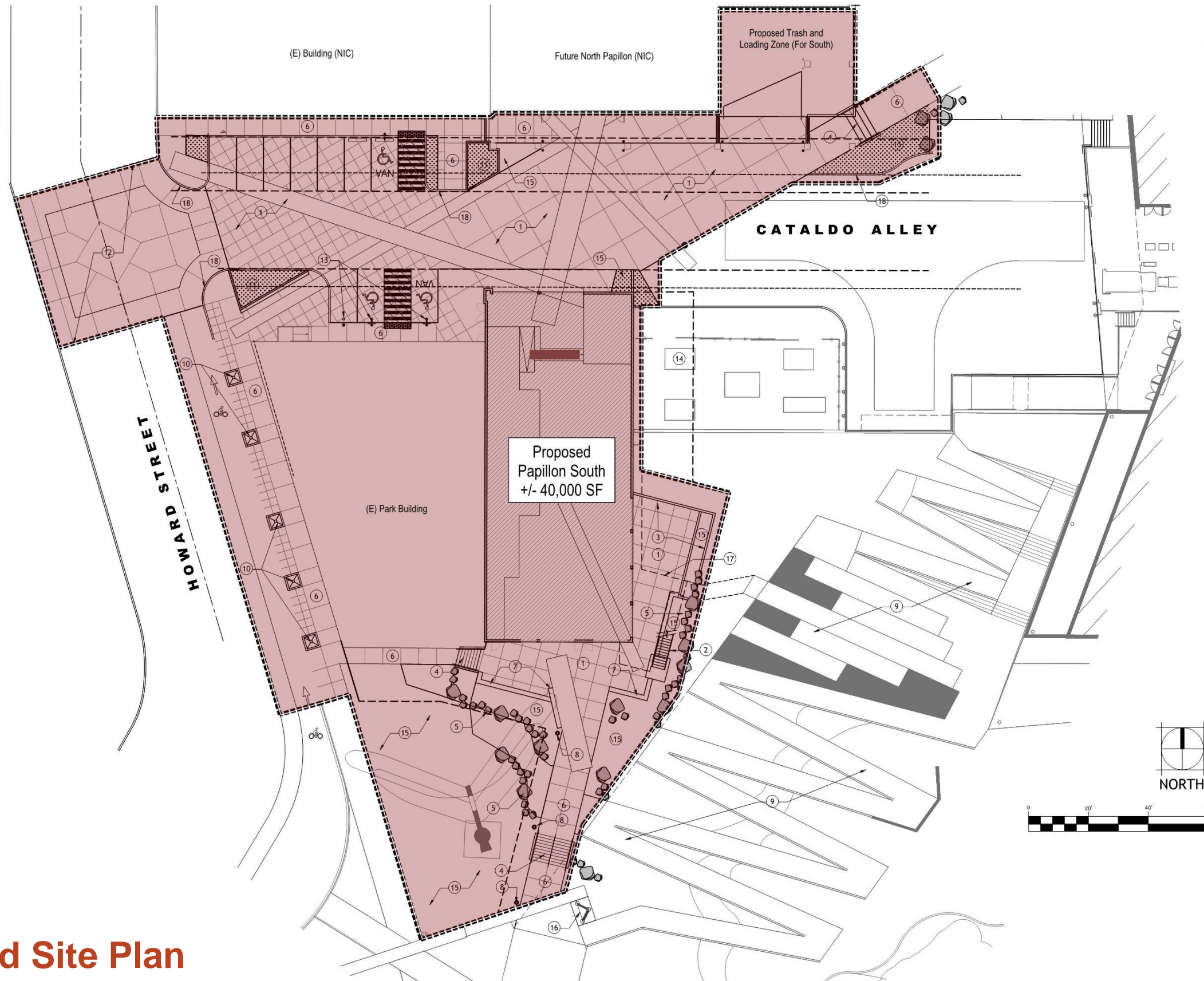
- *Project scope has been reduced to include the South Papillon only and related site improvements to include south and east of the project and the development of Cataldo Alley. The North Papillon project and related site development has been put on hold at this time.*
- *There is no longer access to the proposed north tower parking garage from Cataldo Alley. The only access required on Cataldo Alley is to provide trash and loading services to the Papillon buildings and the SPLX. Vehicular traffic on Cataldo Alley is designed to be limited.*
- *The project no longer includes residential use. The project includes retail, restaurants and office use only.*
- *The project no longer includes an exterior elevator that connects the Papillon South to the upper level of the SPLX. The elevator is no longer a requirement of the project as the SPLX now includes an accessible route from the park to the SPLX.*
- *Further development and detail of the interactive space between the Park and the south end of the Papillon.*
- *Further development of Cataldo Alley*
- *Negotiations with the Park Board to provide an easement for Papillon South to build and access Park land is currently in the process.*
- The following pages detail how the project addresses remaining Advisory Actions provided by the DRB.



**SURVEYORS NOTE:**  
 1. UTILITIES SHOWN HEREON ARE FROM VISIBLE SURFACE EVIDENCE COLLECTED BY SURVEY. INVESTIGATION INTO RECORDS HELD BY UTILITY PURVEYORS HAS NOT BEEN PERFORMED. LOCATES FOR UNDERGROUND UTILITIES WERE ORDERED AND ARE SHOWN ON THIS MAP.  
 2. SOME ITEMS MIGHT BE MISSING ON THIS MAP AND NOT LOCATED DUE TO THE FACT THAT IT WAS AN ACTIVE PARKING LOT.  
 THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY ME, OR UNDER MY DIRECTION, IN AUGUST OF 2019 AT THE REQUEST OF SHELDON JACKSON.  
 DAVID A. COWELL, P.L.S.  
 CERTIFICATE NO. 39573

MAY 8, 2020

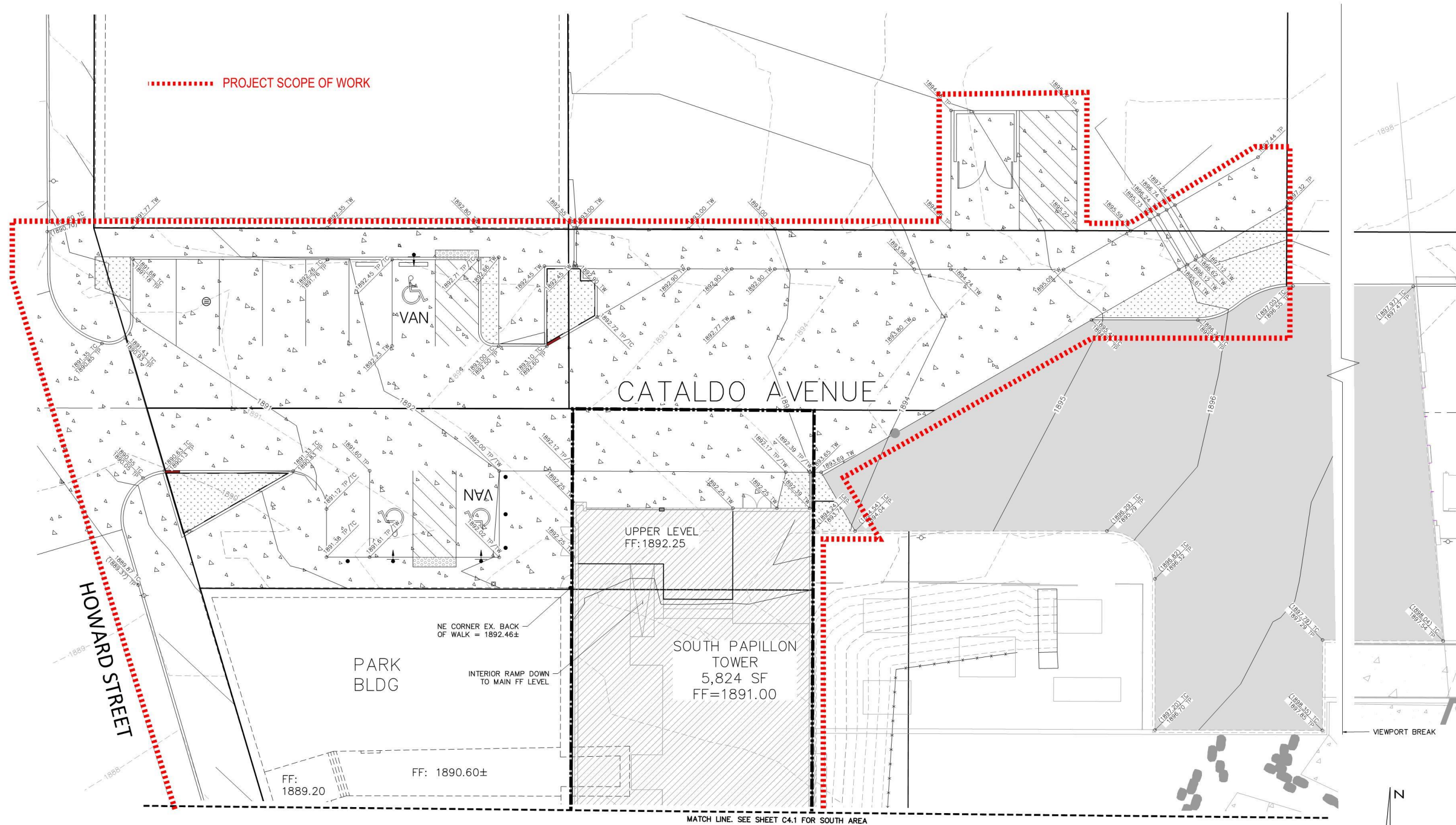
## Existing Site Plan



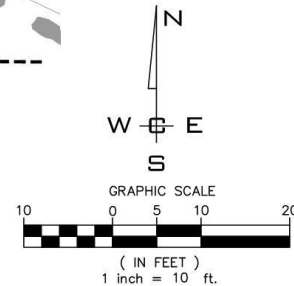
**Keyed Notes:**

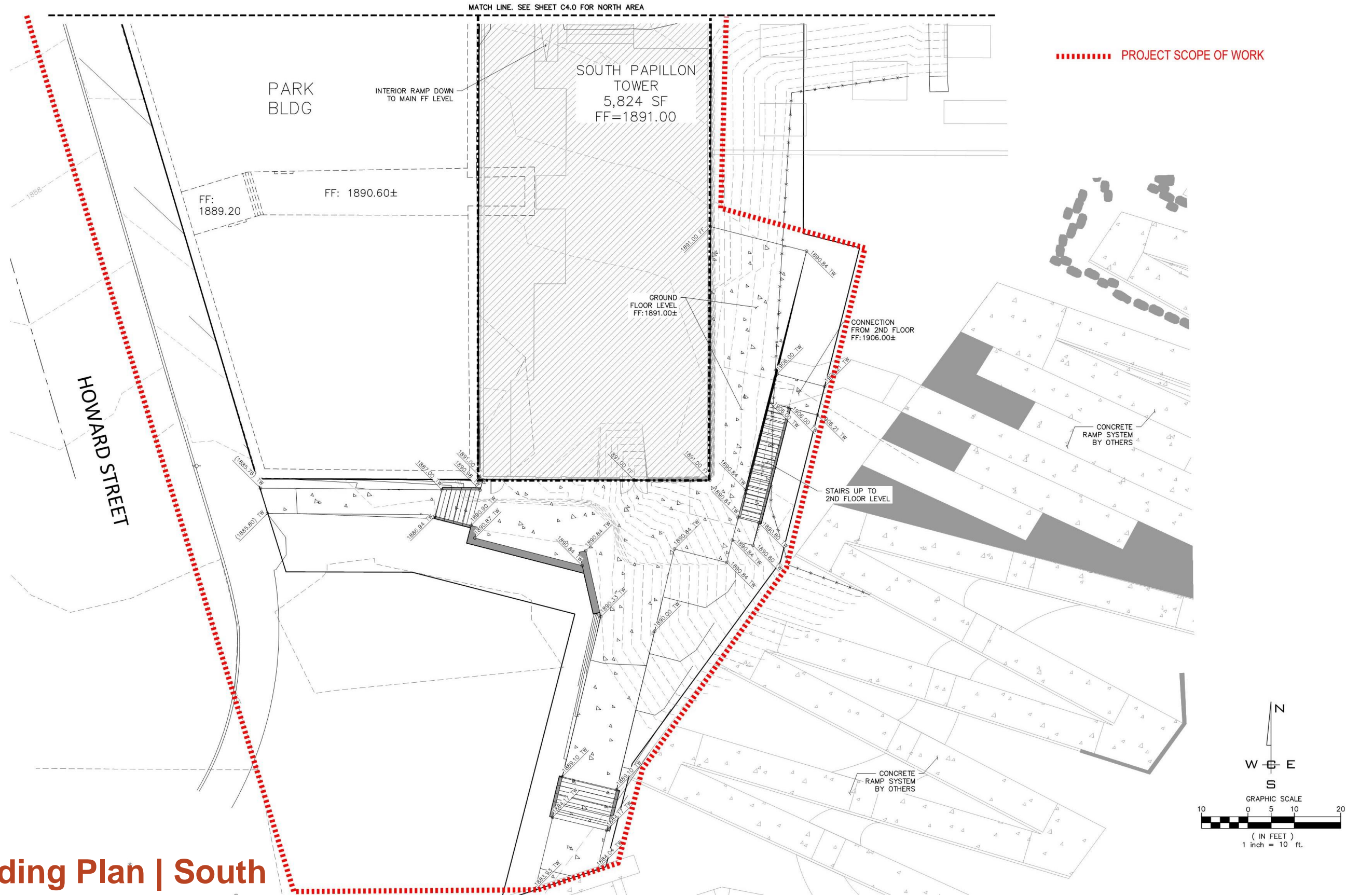
1. CONCRETE PAVING AREA. SEE LANDSCAPE FOR HARDSCAPE TYPE, COLOR AND FINISH.
2. STEEL STAIRS W/ GRATED TREADS, RISERS AND LANDING.
3. CONCRETE RETAINING WALLS W/ BOARD FORM FINISH
4. CAST IN PLACE CONCRETE STAIRS W/ STEEL GUARDRAIL (POWDER COAT FINISH)
5. PROPOSED BASALT ROCK RETAINING WALLS
6. CONCRETE SIDEWALK. SEE CIVIL DRAWINGS
7. 18" RAISED CONCRETE BENCH W/ LED LIGHTING (UNDER). SMOOTH FINISH.
8. PROPOSED EXTERIOR POLE FIXTURE
9. RAMP CONNECTION TO ADJACENT PROPERTY FOR REFERENCE ONLY (N.I.C)
10. PROPOSED STREET TREE AND LANDSCAPE AS REQUIRED BY THE CITY OF SPOKANE
11. STORM WATER COLLECTION AREA PER CIVIL DRAWINGS
12. PROPOSED SPEED RAMP/RAISED PEDESTRIAN CROSSING
13. STEEL BOLLARD, TYPICAL
14. PROPOSED NEW TRANSFORMER WITH IN SHARED UTILITY ENCLOSURE (BY OTHERS).
15. PROPOSED LANDSCAPE AREA. SEE PLANTING PLANS
16. INFORMATIONAL KIOSK
17. LINE OF LEVEL 2 PATIO ABOVE
18. PROPOSED 6" CONCRETE CURB. SEE CIVIL DRAWINGS

## Proposed Site Plan



## Proposed Grading Plan | Cataldo Alley

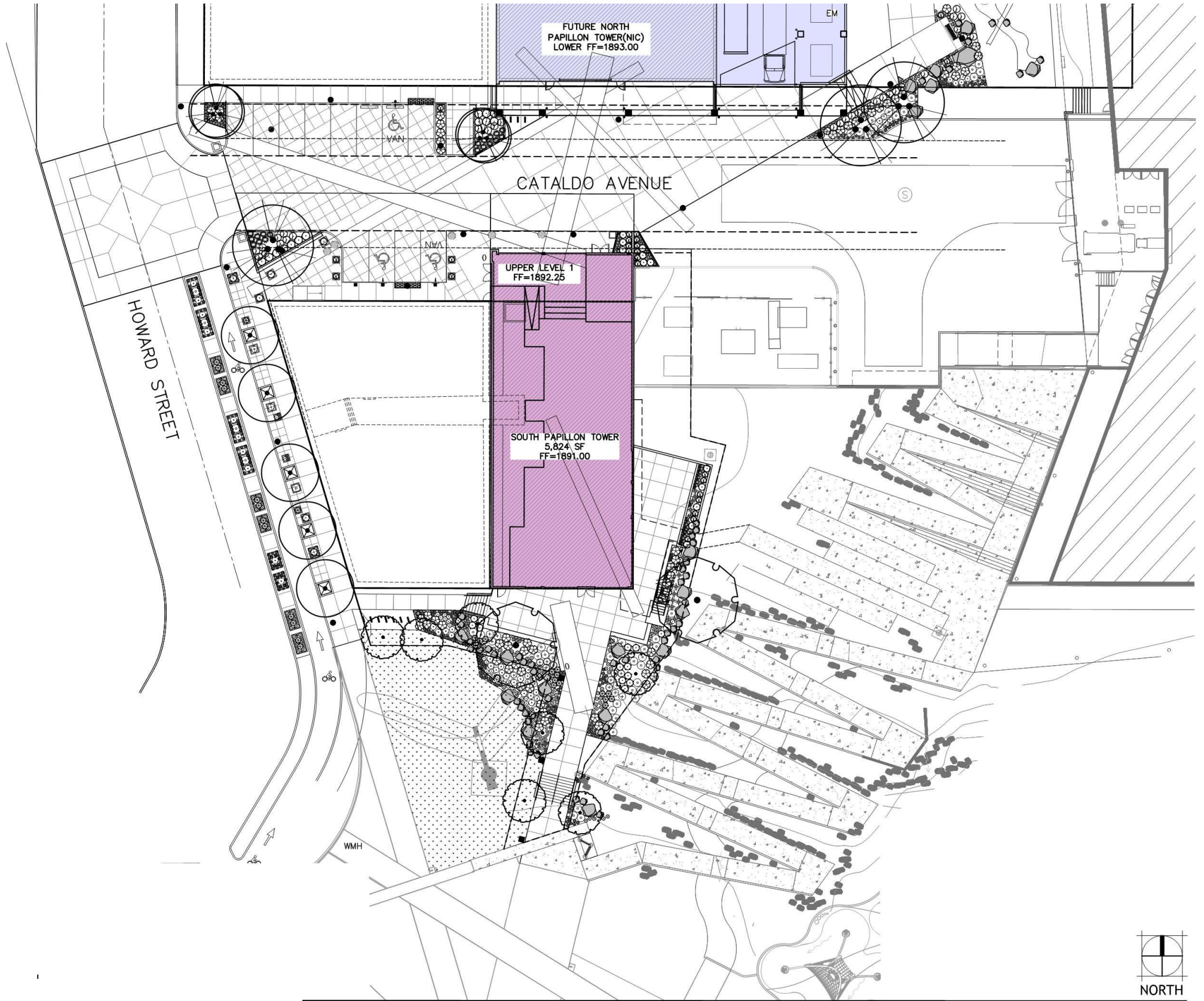




## Proposed Grading Plan | South

PLANTING LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	AG2	ACER GRISEUM / PAPERBARK MAPLE	2" CAL.	B&B	2
	AR	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	2" CAL.	B&B	5
	CJ	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	2" CAL.	B&B	2
	CM	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD	2" CAL.	B&B	7
	NS	NYSSA SYLVATICA / BLACK TUPELO	2" CAL.	B&B	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	BG	BUXUS SEMPERVIRENS 'GRAHAM BLANDY' / GRAHAM BLANDY ENGLISH BOXWOOD	3 GAL.		25
	CC	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	1 GAL.		28
	IN	ILEX X MESERVEAE 'MONDO' TM / LITTLE RASCAL HOLLY	3 GAL.		32
	MO	MAHONIA AQUIFOLIUM 'ORANGE FLAME' / OREGON GRAPE	3 GAL.		62
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	FB	FESTUCA GLAUCA 'BLAUFUCHS' / BLUE FOX FESCUE	...		20
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	3 GAL.		50
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	AT	ACHILLEA MILLEFOLIUM 'TERRA COTTA' / TERRA COTTA YARROW	1 GAL.		27
	AA	AGASTACHE X 'APRICOT SUNRISE' / APRICOT SUNRISE ANISE HYSSOP	1 GAL.		25
	AM	ASTER X FRIKARTII 'MONCH' / MONCH ASTER	1 GAL.		6
	CF2	COREOPSIS X 'FULL MOON' TM / FULL MOON BIG BANG COREOPSIS	1 GAL.		28
	DE	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.		16
	EM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	1 GAL.		8
	EP	ECHINACEA PURPUREA 'TIKI TORCH' / PURPLE CONEFLOWER	1 GAL.		24
	GO	GALIUM ODORATUM / SWEET WOODRUFF	1 GAL.		122
	GJ	GERANIUM X 'JOHNSON'S BLUE' / JOHNSON'S BLUE GERANIUM	...		32
	GM	GEUM X 'MANGO LASSI' / MANGO LASSI GEUM	1 GAL.		17
	HN2	HELIANTHEMUM NUMMULARIUM 'APRICOT' / APRICOT SUNROSE	1 GAL.		137
	LB	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.		171
	PT	PENSTEMON PINIFOLIUS 'LUMINOUS' / LUMINOUS PINELEAF BEARDTONGUE	1 GAL.		139
	PE	PHLOX SUBULATA 'EMERALD BLUE' / EMERALD BLUE MOSS PHLOX	1 GAL.		93
STORMWATER PLANTING LID	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	CE	CAREX ELATA 'BOWLES GOLDEN' / BOWLES GOLDEN SEDGE	1 GAL.		18
	CK	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	3 GAL.		35
	MR	MAHONIA REPENS / CREEPING MAHONIA	1 GAL.		13
VINES	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	CM3	CAMPISIS RADICANS 'MADAM GALEN' / MADAM GALEN TRUMPET VINE	3 GAL.		7
TURF	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	QTY
	TS	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD		3,427 SF



# Proposed Planting Plan

# Landscape Characteristics

## Primary Plantings:

### Character

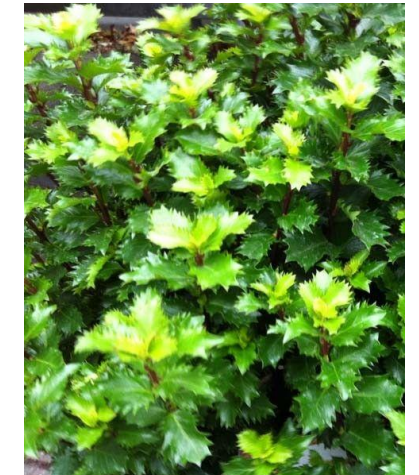
- Plant selection, boulders and logs to compliment the adjacent Howard Street and North Bank Playground projects.
- Plants selection is drought resistant with ornamental characteristics.
- Ornamental grasses and dryland perennials representative of desert and dryland landscapes are suggested.
- Planting additional habitat for Butterflies (Project namesake & historic sculpture nearby)

### Design Intent

- Provide ecological and social value through plant selection and guide the visitor through the development using color as the visual cue.
- Create a stimulating, ever changing back drop to the North Bank Regional Playground and a soft/interesting edge between the outdoor private plaza space and the public lawn and trail system to the south and east of the development.

### Genus/Species list as follows:

*Phlox subdulata*, *Helianthemum nummularium*, Hardy Geranium, *Penstemon pinifolius*, *Coreopsis x*, *Achillea millefolium*, *Agastache x*, *Geum x*, *Echinacea purpurea*, *Aster x*, *Caryopteris x*, *Helictotrichon*, *Festuca glauca*, *Ilex x meserveae*, *Mahonia aquifolium*.



## Landscape Characteristics

### Secondary Plantings (majority of Cataldo Alley):

#### Character

- Plant selection adapted to more shade.
- More robust evergreen shrubs, grasses, and groundcovers will anchor the northern entry/façade of the Building and repeat themselves through out Cataldo Alley for design cohesion.

#### Genus/Species list as follows:

*Liriope muscari*, *Galium odoratum*, *Cornus sericea* 'Kelsey', *Ilex x meserveae*, *Buxus sempervirens* 'Graham Blandy'.



### Stormwater:

#### Character

- Medium sized, rectilinear, planted Swales will repeat some of the plant material used on the Howard Street Promenade stormwater areas.
- Placement of swales shall assist in the definition of pedestrian and exterior spaces or rooms.

Genus/Species will comply with Eastern Washington LID Stormwater Guidance Manual & City of Spokane requirements. See list as follows:

*Carex elata* 'Bowles Golden', *Mahonia repens*, *Cornus sericea* 'Kelsey'.





## Landscape Characteristics

### Plantings (Howard Street & Cataldo Alley Trees):

*Character*

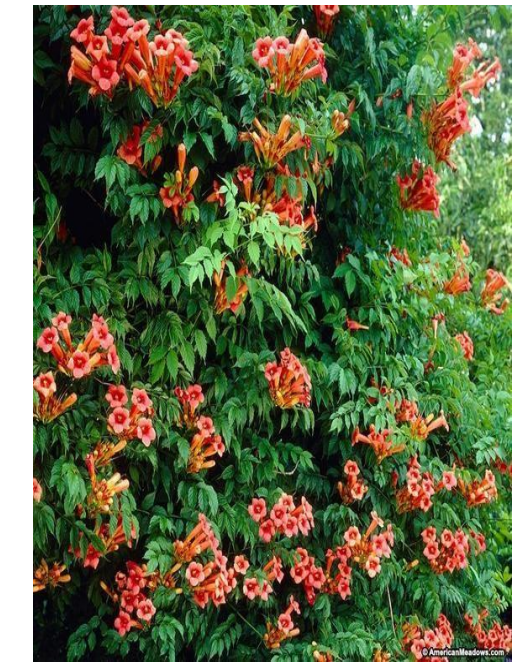
- *Stately, disease resistant, columnar Trees are proposed to line Howard Street introducing a splash of fall color.*
- *Due to space constraints, a medium and small sized tree are suggested for Cataldo Alley - adapted to wet feet & urban settings, which will provide some shade, fall color & bark interest.*



### Plantings (South of Papillon Building Trees & Vine):

*Character*

- *Magestic, graceful trees suggested for the area south of the Papillon Building.*
- *A large tree to anchor and provide shade for the plaza and a smaller, ornamental, spring blooming tree to line the approaches to the Building.*
- *A vertical plant accent is proposed next to southern stairway at the Building, to guide the visitor by carrying color upwards.*



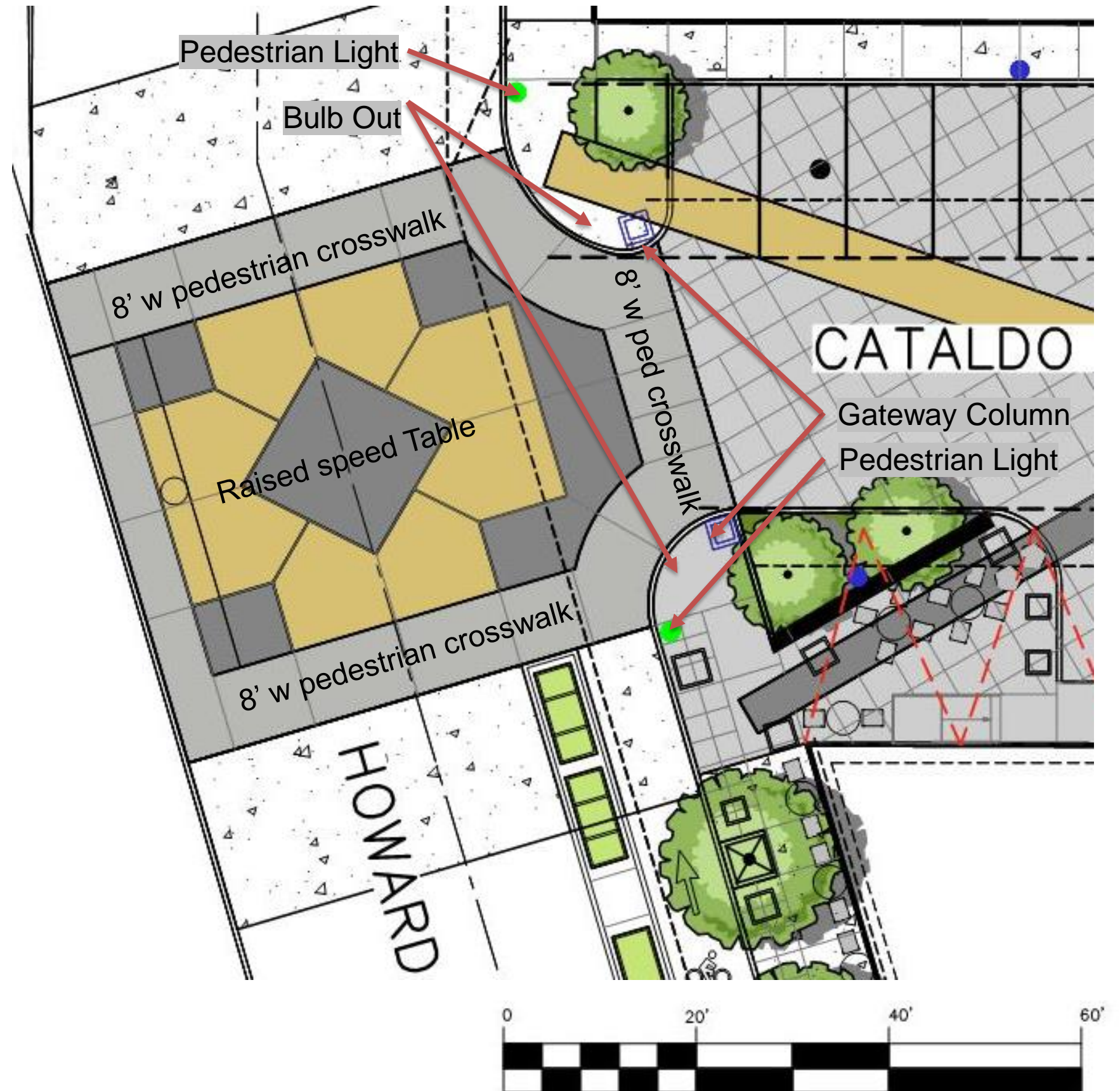
## Neighborhood

### Item #1:

*The board appreciates the applicant's desire to create a more pedestrian friendly crossing at the "Cataldo Alley" and Howard Street crossing, and encourages them to continue to work with the appropriate city departments to implement a context sensitive pedestrian friendly, traffic calming street scape (e.g. speed table, integral colored concrete, bulb-outs, etc.).*

### Response:

- The Howard Street Crossing at Cataldo Alley will have both a raised speed table and roadway bulb outs at each corner to alert and slow traffic at the vehicular intersection and cross walk.
- Colored concrete geometry within the raised table will also call attention to the intersection.
- A light-grey colored, 8' w outer concrete band encompassing the table, will designate the desired pedestrian crossings.
- The bulb outs at the Alley will extend the full extent to the 26' wide utility easement, narrowing the entry as much as possible to both slow traffic entering and leaving the Alley and indicate a private driveway scenario.
- Pedestrian light poles at both corners of Cataldo and (2) Gateway Towers will also direct and clearly illuminate pedestrian traffic from the Sports Arena to the Alley.



## Neighborhood/Site

### Item #2:

*The applicant shall return with a comprehensive wayfinding package to include hardscapes, edge conditions, signage, etc.*

#### □ Gateway:

- Columnar form
- Abstract shape & unifying logo
- Concrete/wood/industrial materials

#### ◇ Wayfinding Elements:

##### Kiosk Signage

- ▲ • Directional
- ◆ • Informational & Interpretive

**Hardscape Treatment** (Pixie Sticks in dark grey, light grey & sand; directional scoring)

■ **Planting** – Unified color palette & butterfly habitat

★ **Future Art** – Strategically placed on East side of North Building to guide public

● **Lighting** – Pedestrian Street & Pathway



1 OVERALL MATERIALS PLAN  
SCALE: 1" = 20'-0"

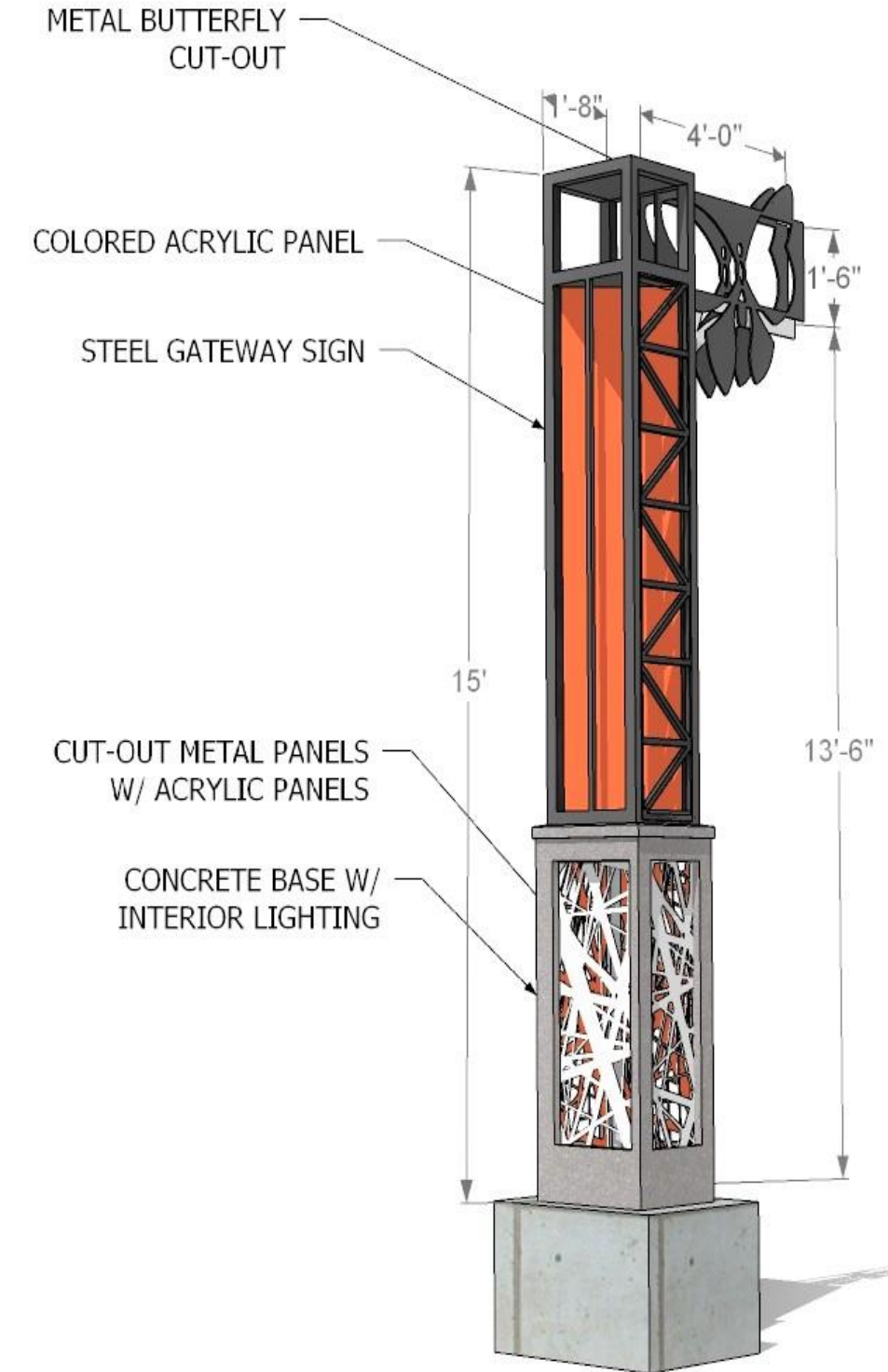
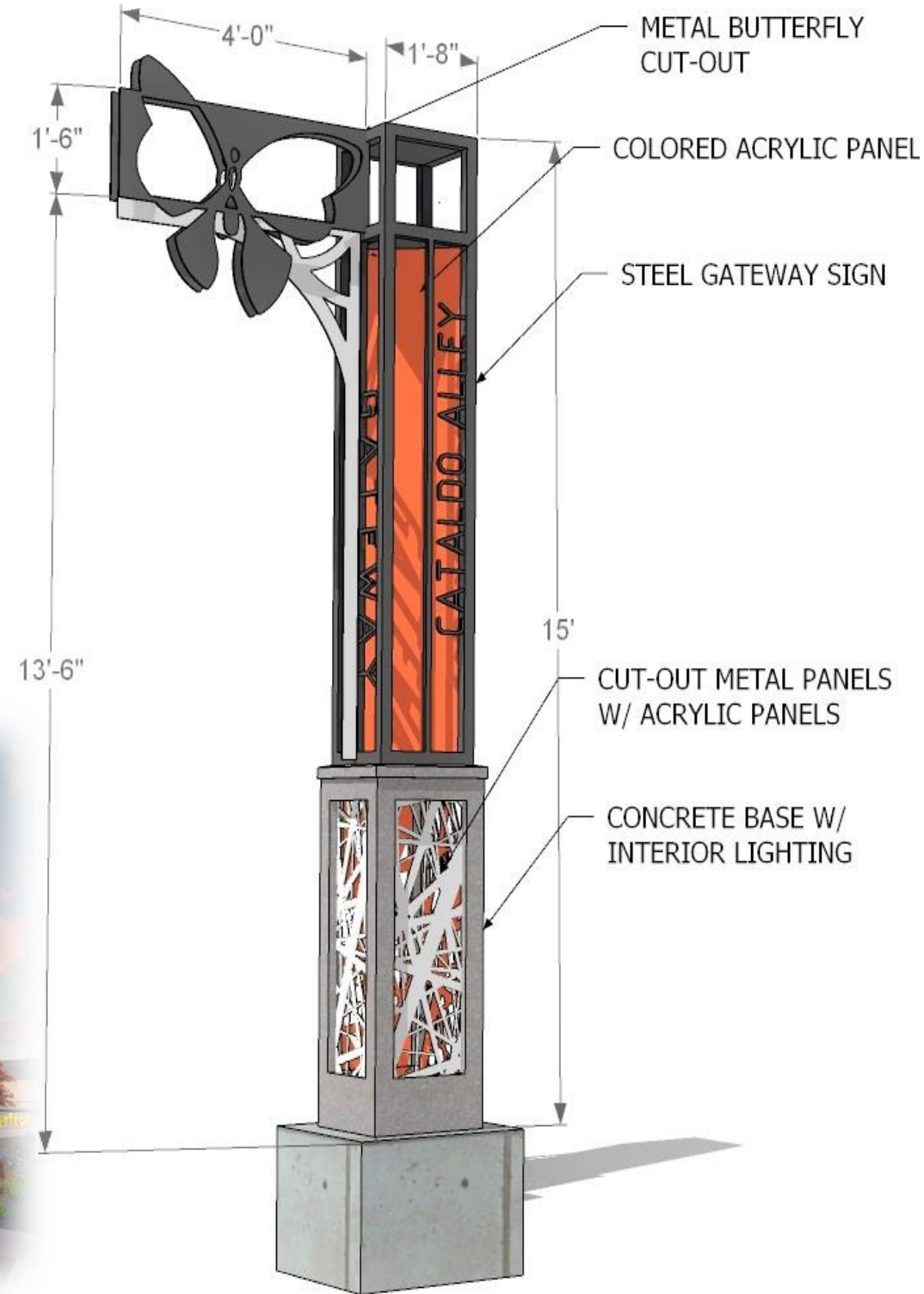
## Neighborhood

### Item #3:

*The applicant is encouraged to develop a gateway treatment for Howard entrance of "Cataldo Alley".*

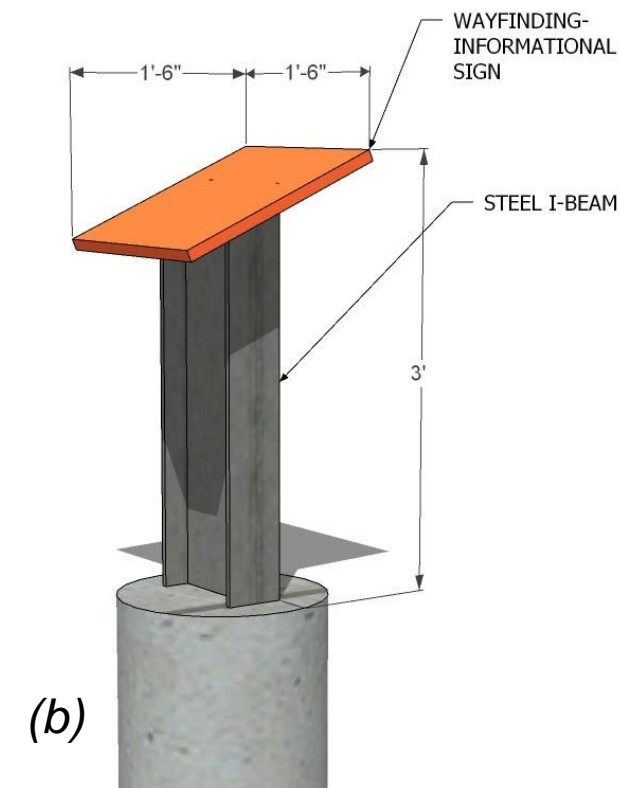
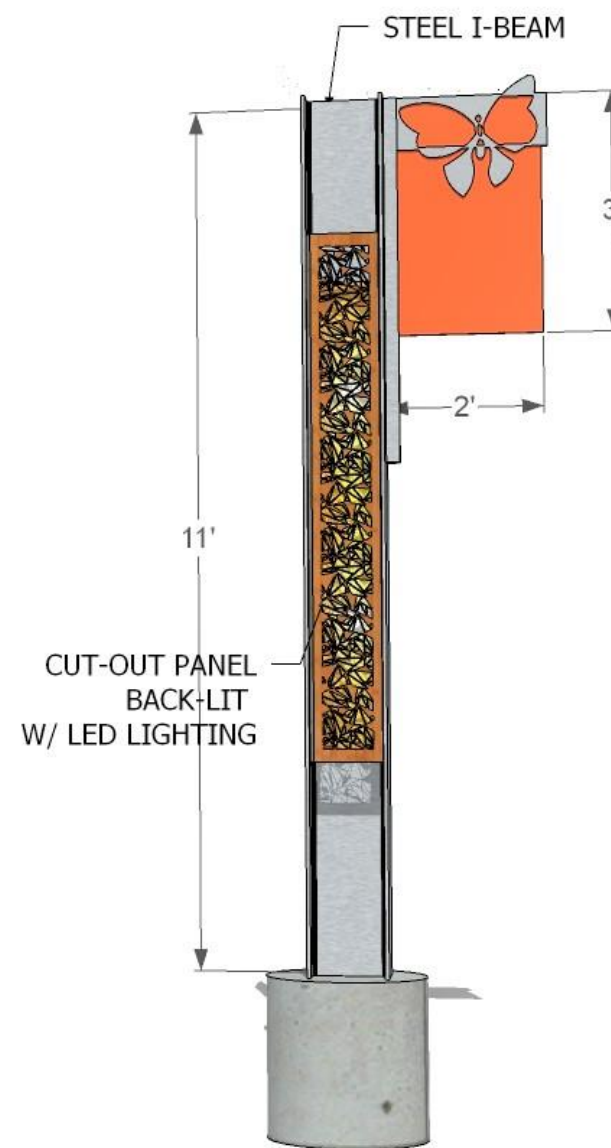
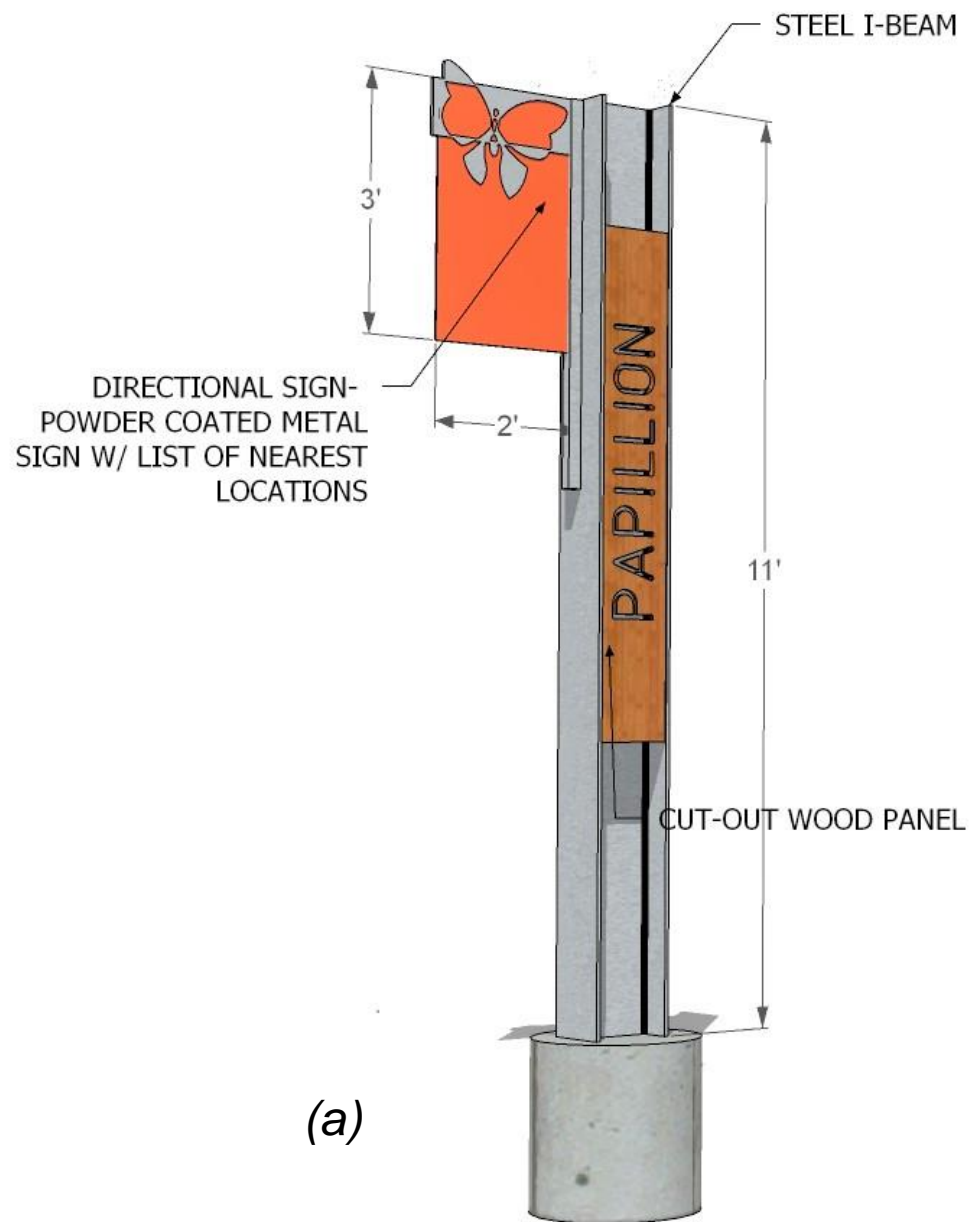
### Entry Monument Signage – Gateway

- Project ID / Vehicular Directional Sign
- Character: Industrial, Rail Yard token appearance
- Materials: Cut out or etched metal and concrete



## Secondary Wayfinding Components

- Freestanding Pedestrian Directional (a)
- Freestanding Interpretive (b) – for plantings (possibly integrate QR codes), relevant local history, etc.



## Major Wayfinding Component

- *Information Kiosk TBD (interactive, with live feed digital information such as maps, nearby restaurants, menus, etc.)*



## Hardscape Treatment

- Use of colored and textured concrete paving to direct primary and secondary circulation through the development.



## Art

- Mixed media pieces that tie into industrial – reuse theme, butterfly habitat awareness, historical context, etc. Artwork may be revelatory, educational or interpretive in nature. Materials and/or theme would unify array of scattered pieces that would lead one through the site.



## Site

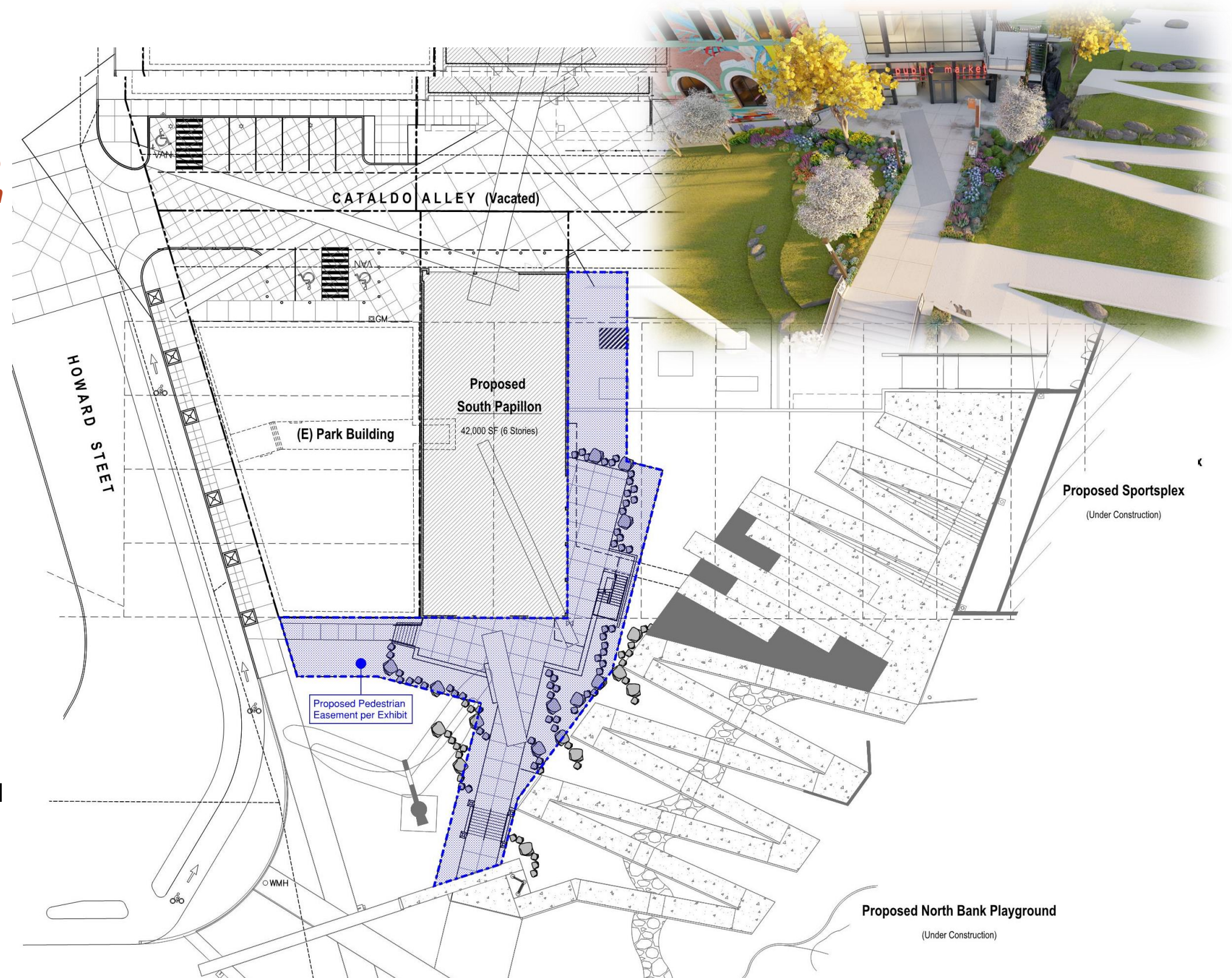
### Item #4:

*The board supports the Park's Department's further exploration of the public/private development of the Papillon South interaction & interface with the north end of the park promenade (including necessary agreements).*

### Response:

Selkirk Development has been in negotiations with the Park Dept. and PFD to put in place an easement along the south and east property line to allow further development and interaction between the proposed Papillon Project and the Park and Sportsplex project. Currently the agreement and easement exhibits have been reviewed and preliminarily approved by the Park Executive Board and their legal council. Final approval of proposed easement is schedule to be presented at the June Park Board MTG.

This easement will allow Selkirk Development to construct proposed patio, stair, landscape and retaining walls as designed. The patio area as designed will create an interactive interface with the existing Park and provide an "extension" of the Park rather than an "end".





## Site

### Item #5:

*The applicant shall return with further development of the 3D/Topographical study of the pedestrian interface between the two proposed buildings and the Sportsplex, Cataldo Alley and the plaza east of the North Tower. Particular attention should be paid to: Boulder wall/transitions; Pathways; Lighting; Surface material; Landscape treatment at boulder walls.*

### Response:

There is approximately a 10'-0" grade difference between the south and north end of the papillon property. The proposed design of Level 1 (Market) of the Papillon project serves as an extension of the Promenade and will provide an accessible public connection via a series of ramps, stairs and concrete paving surfaces from the park through the Papillon project to the adjacent neighboring developments and the redeveloped Cataldo Alley. Specific attention to landscaping, lighting and hard surfaces has been addressed to promote pedestrian activity and promote healthy street life specifically along vacated Cataldo Alley.

The main pedestrian circulation path follows the promenade through the Papillon South north to Cataldo Alley and future developments. The secondary circulation path follows Howard Street from Promenade north to Arena and other developments.

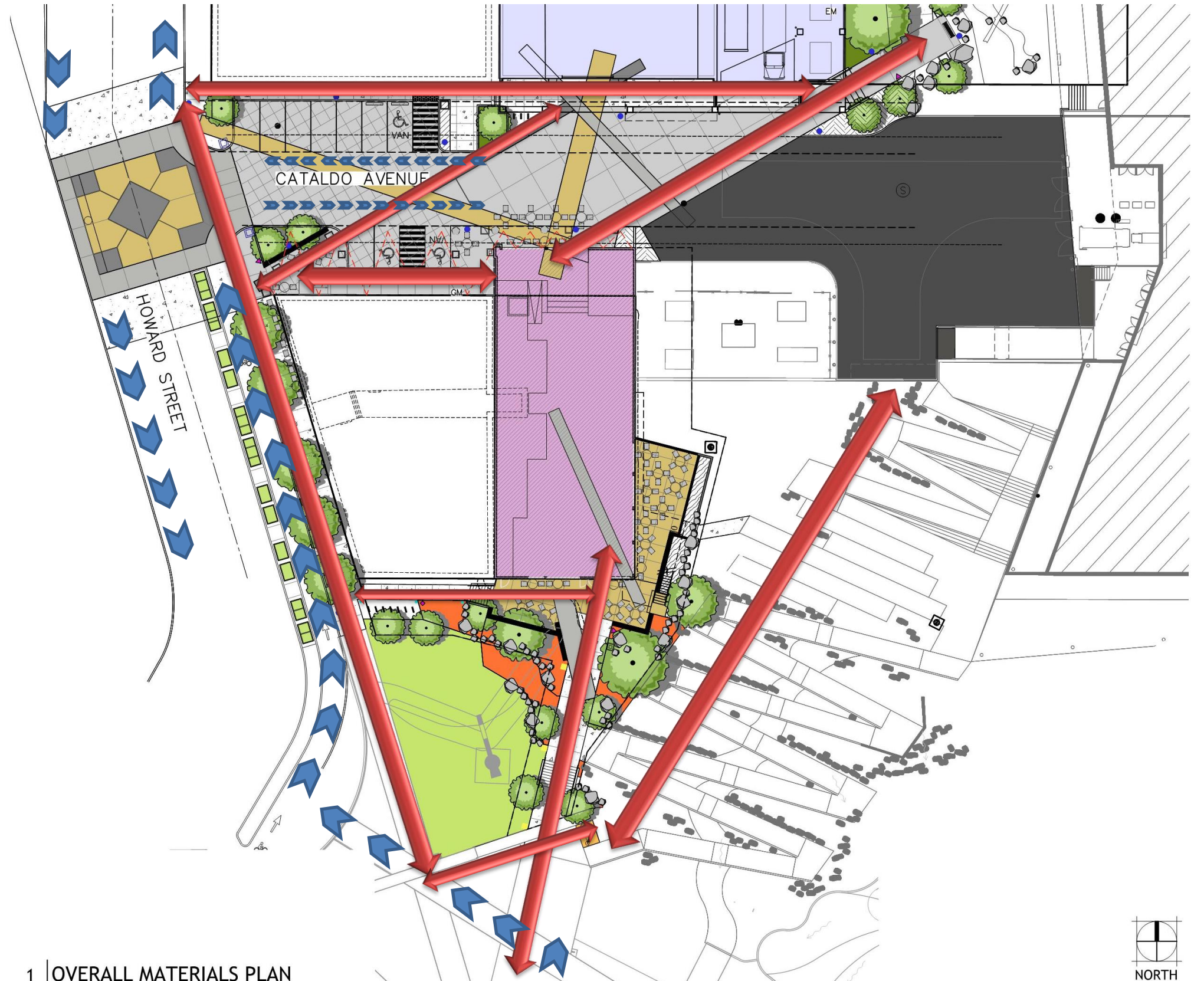


# Site Circulation

*Pedestrian Circulation*



*Bicycle Circulation*



1 OVERALL MATERIALS PLAN

SCALE: 1" = 20'-0"



NORTH



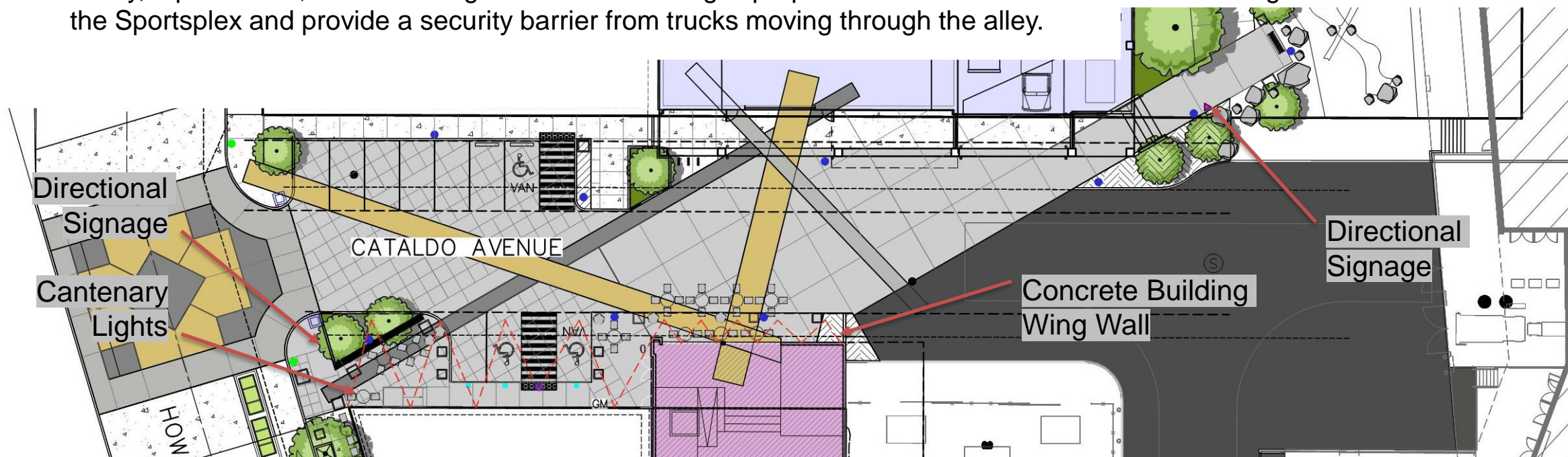
# Site

## Item #6:

*The applicant is encouraged to collaborate with Sportsplex team to determine if the parking and loading area will be secured, to ensure the aesthetic of any security measures shall be consistent with vocabulary of "Cataldo Alley".*

## Response:

- Colored concrete "Pixie Sticks", in association with the scoring pattern, will aim to direct pedestrian circulation across the Alley to specific points of interest (other public sites or pathways around the site).
- Way finding directional signage will be placed at both extremes of the alley for those entering or leaving.
- Heavy, colorful, metal planters, along with basalt seats and concrete light bollards will define the edges of the pedestrian walks and outdoor seating areas.
- Strategically placed pedestrian street-lights, illuminated concrete benches and overhead catenary lights will keep the area well lit and visible.
- Stormwater planters shall have a 6" raised curb on all sides or a bench to provide extra safety.
- Lastly, a perforated, concrete wing wall off the Building is proposed to both screen the outdoor seating area from the back door of the Sportsplex and provide a security barrier from trucks moving through the alley.



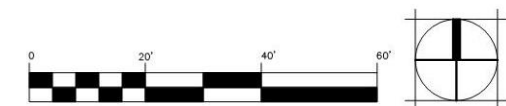
SYMBOL		FURNISHINGS	
	12		14
	15		21
	22		23

CUSTOM POWDER COATED STEEL PLANTERS  
 COLORS: TBD; DIMENSIONS: 2.5'SQ x 3.5' H, 3'SQx 2.5' H, 3.5'SQ x 3' H

VOLTAIRE CONCRETE BOLLARD - TRIARC - COLOR: NATURAL  
 WWW.BLANKENSHIPASSOC.COM 509-535-6006

STONE COLUMNS BWA-BASALT COLOUMN-18IN-DIA

18" HT CONCRETE BENCHES  
 HOWARD STREET LIGHT POLE - TBD  
 CATALDO ALLEY PEDESTRIAN LIGHT



## Building

### Item #7:

*The board supports the proposed open first floor market concept of the South Tower.*

### Response:

The Level 1 of the Papillon South will house a public Food Hall. This Food Hall will be comprised of kitchen incubator spaces that will house a collection of small local eateries with shared indoor/outdoor seating. The market will be area will be open to the public 24/7 and allow public access through the Papillon South to vacated Cataldo Alley and other adjacent properties (future north market, Sportsplex, Riverfront Park, ect.) The Food Market is designed to be a destination that promotes a sense of place as well as promotes pedestrian interaction buy allowing access from multiple locations.



Grotto @ Market Level



## Building

### Item #8:

*The applicant is encouraged to consider the projects impact to Spokane's skyline when developing the project's mass and aesthetic.*

### Response:

The sloped roof of the Papillon South is gradually extends up from west to east. This unique profile creates a visual interest from both the pedestrian level as well as the skyline view. The design of the roof allows for the top floor of the Papillon to extend its views north, east, and south to the park. The roof line has been pulled back from the south façade (park side) to allow a covered patio on the top floor with amazing views of the Park. By pulling the roof line back along the park it helps to break down the scale of the building specifically abutting the park side.



View from Monroe Street Bridge – Looking East



View from Riverfront Park Looking North



View from Division Looking West

## Building

### Item #9:

*The applicant is encouraged to consider transitional architectural language between the pedestrian spaces at ground level and on the facades of both proposed buildings.*

### Response:

The view and interaction with Riverfront Park is the guiding force behind the architectural characteristics of Papillon South. Level 1 of the Papillon South is made up of operable glazing systems that allow the market to be opened to create a transitional indoor/outdoor space. Level 1 & 2 are to have pedestrian friendly materials such as textured concrete, integral seating areas, pedestrian lighting and landscape to help create a sense of place as well as activate the lower levels that directly connect to the adjacent park.

The mass of the building is architecturally broken up into 3 major components; Level 1 & 2 interactive activated public space with transitional indoor/outdoor space; Level 3-5 office levels featuring a continuous curtain wall system; and Level 6 (roof top) which is set back and comprised of a continuous curtain wall system that “lightens” the top.



## Building

### Item #10:

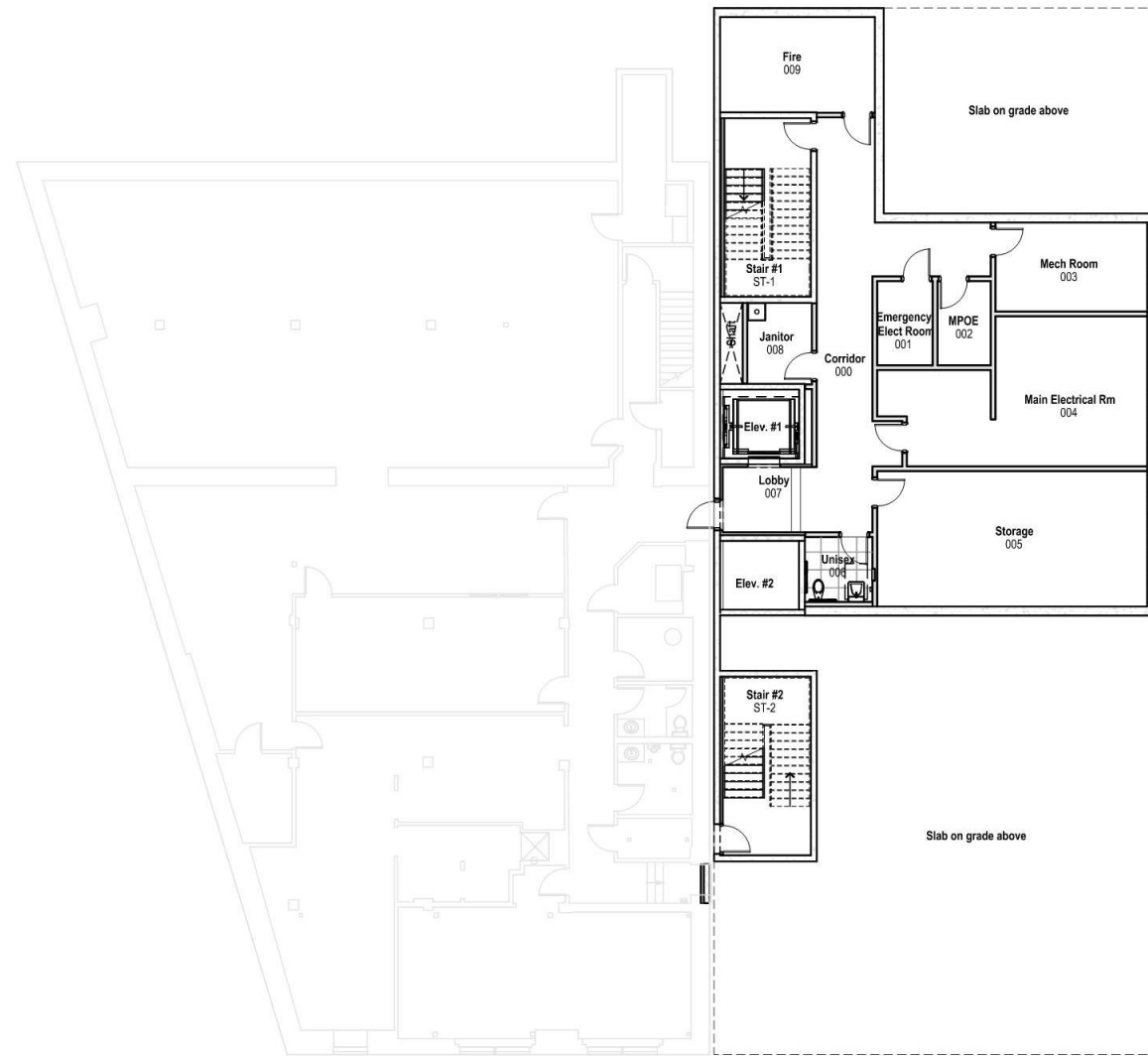
*The applicant shall explore the architectural interaction between adjacent existing buildings affected by the new development.*

### Response:

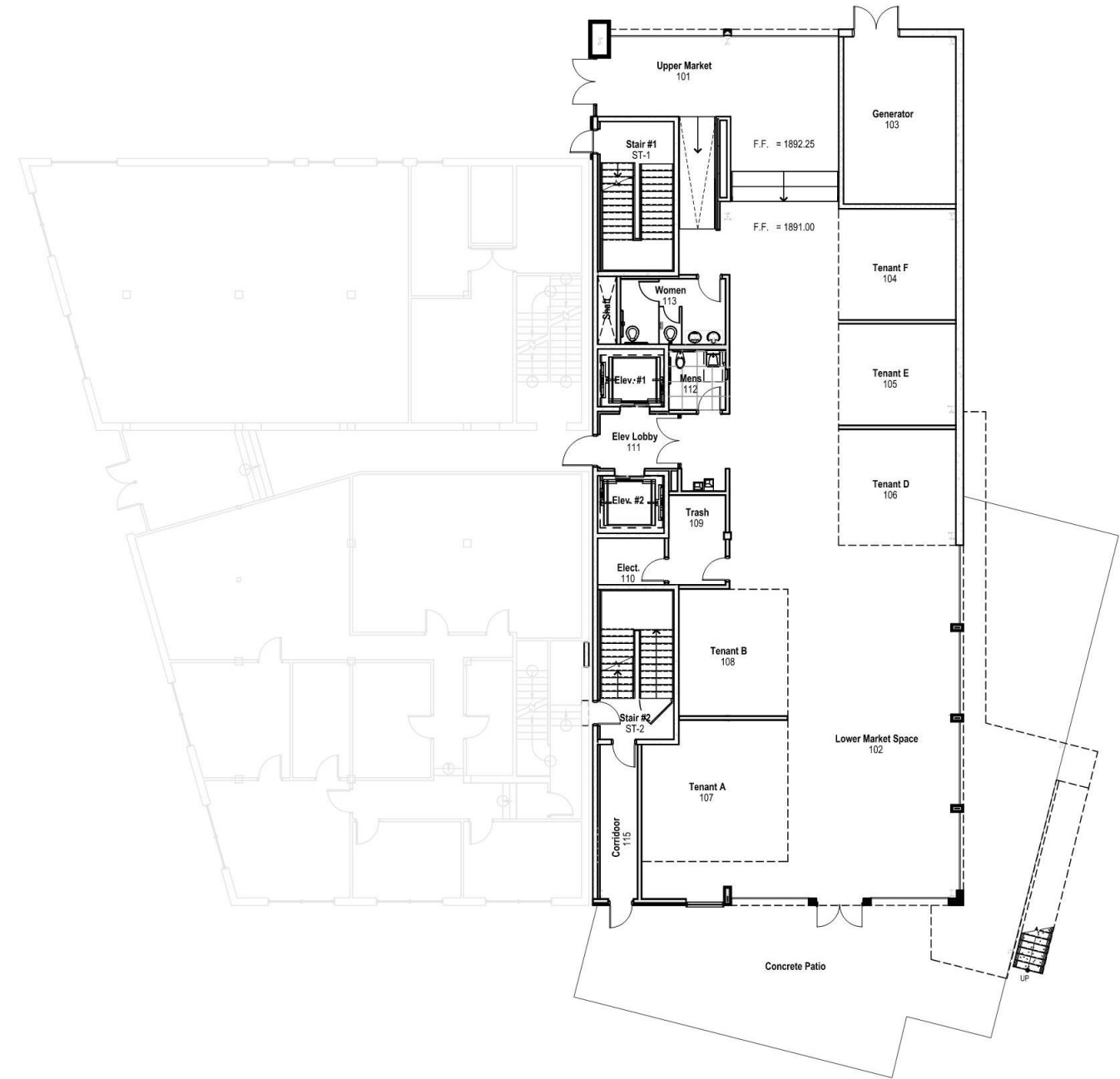
Being located on both the edge of the park and within the entertainment district the Papillon South is compatible with surrounding uses and building types. At six stories it's a transitional mass between existing adjacent 2-4 story buildings and the adjacent massive Spokane Arena and Sportsplex.

This development infill is thoughtful in design and reflects the character of the neighborhood. The design is respectful of the existing historic characteristics while providing a modern transitional design that compliments and does not compete with these characteristics.





Basement Level - 2900 GSF  
SCALE:

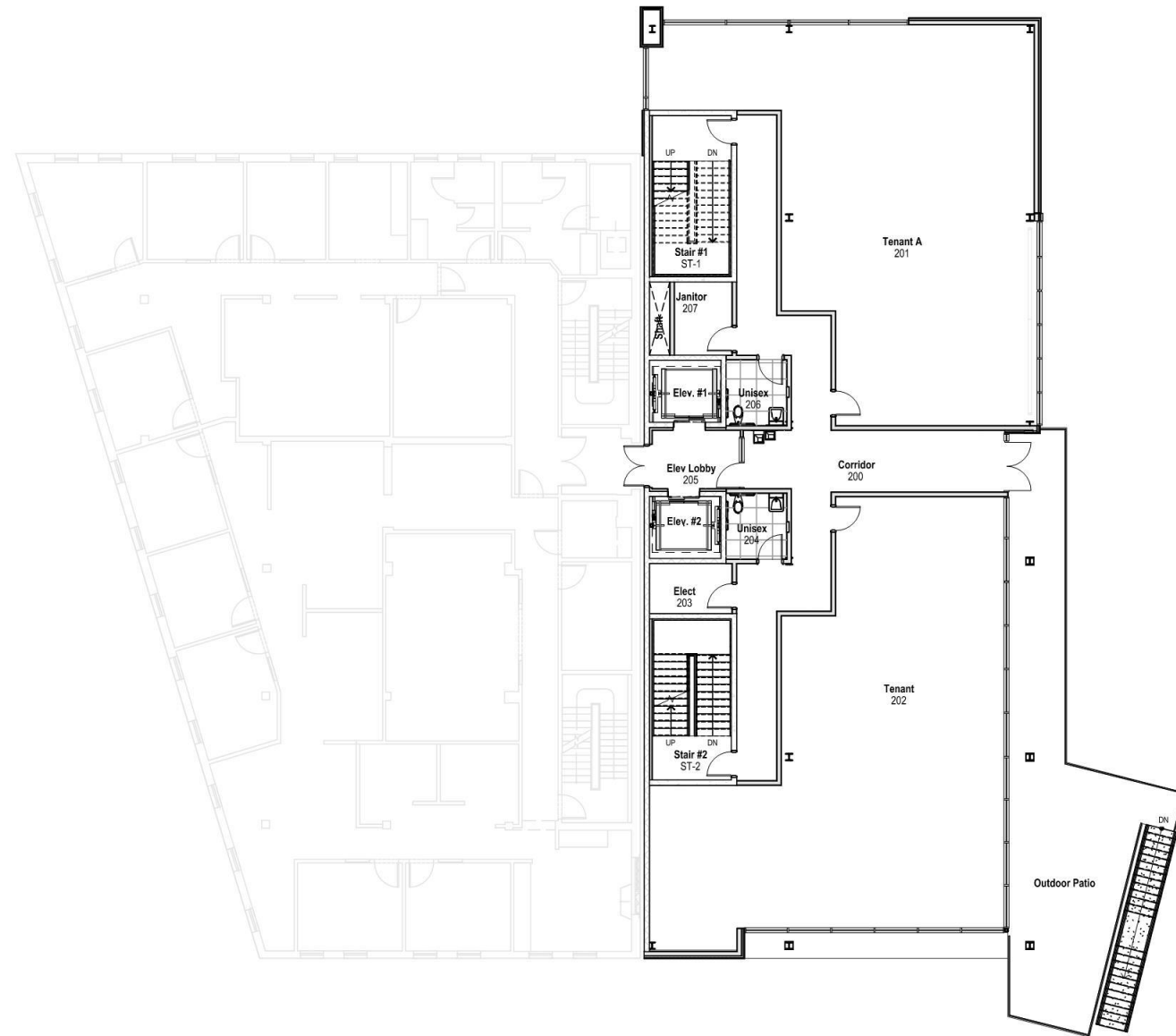


Level 1 (FF = 1891.00) - 5795 GSF  
SCALE:

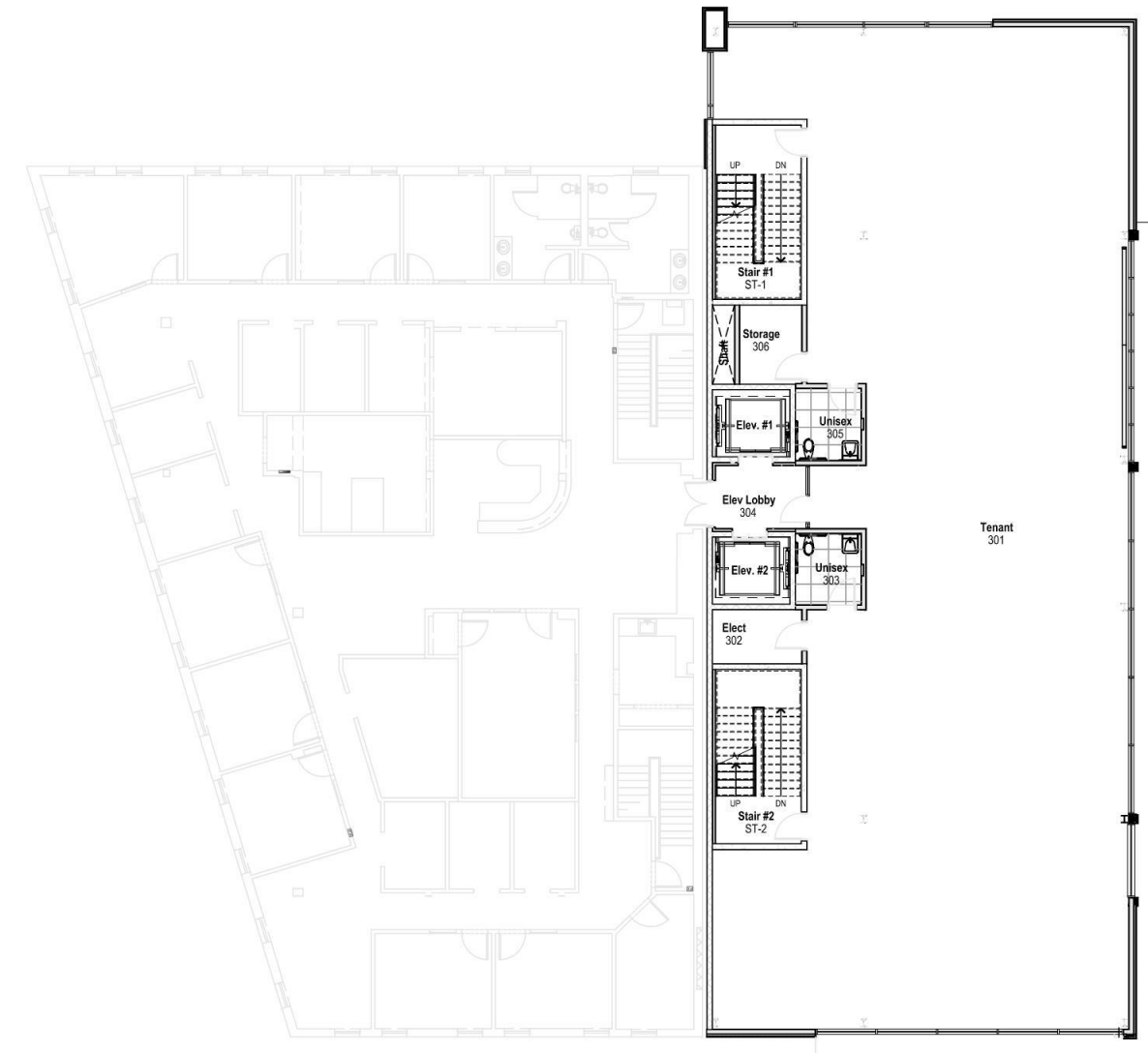


## Project Design | Floor Plans



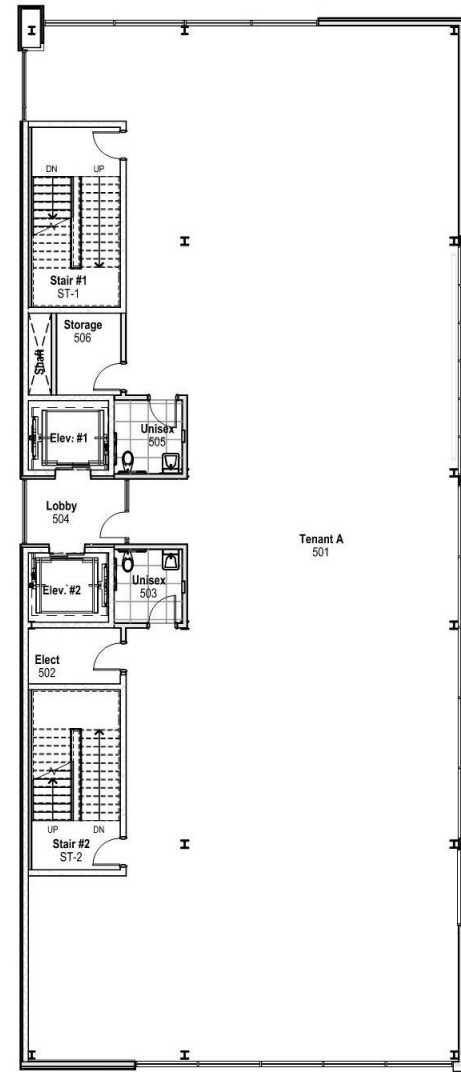


Level 2 - 5420 GSF  
SCALE:

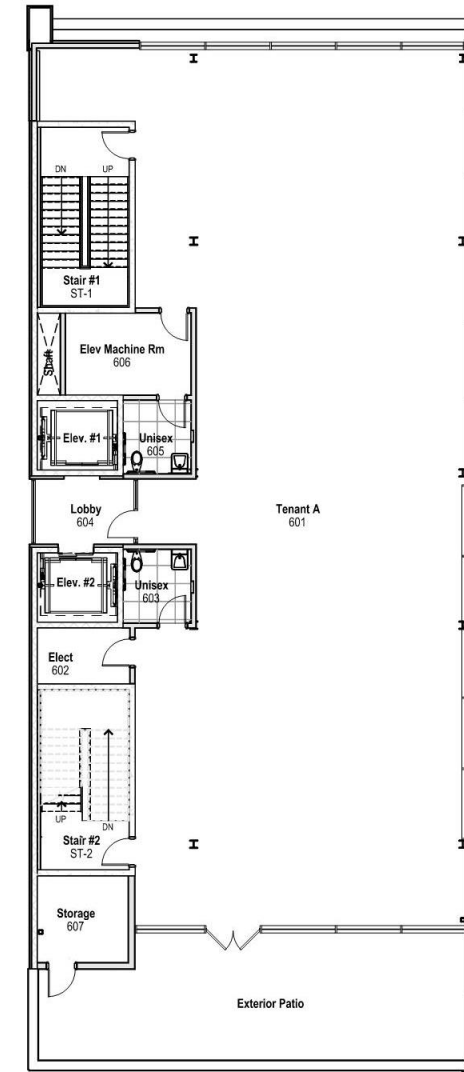


Level 3/4 - 5797 GSF  
SCALE:

## Project Design | Floor Plans



Level 5 - 5797 GSF  
SCALE:



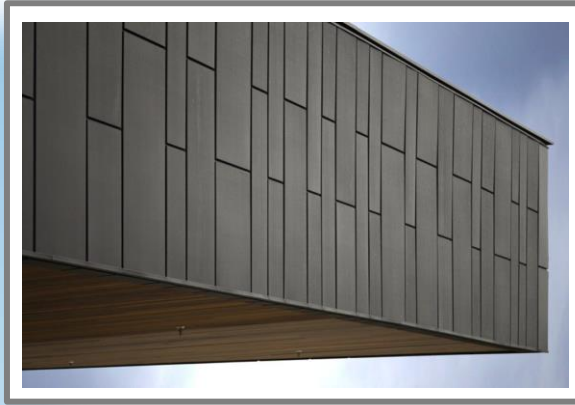
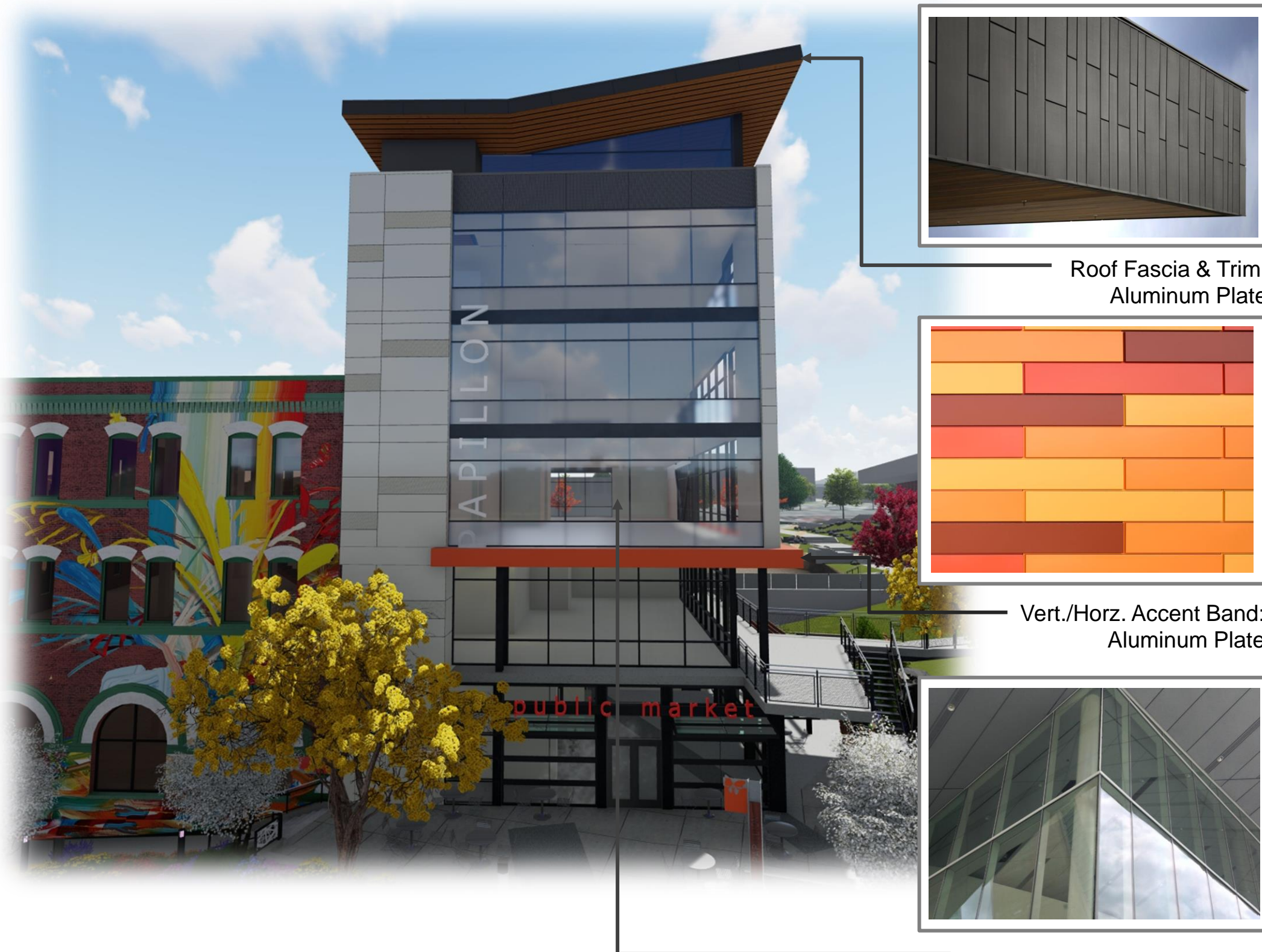
Level 6 - 5797 GSF  
SCALE:



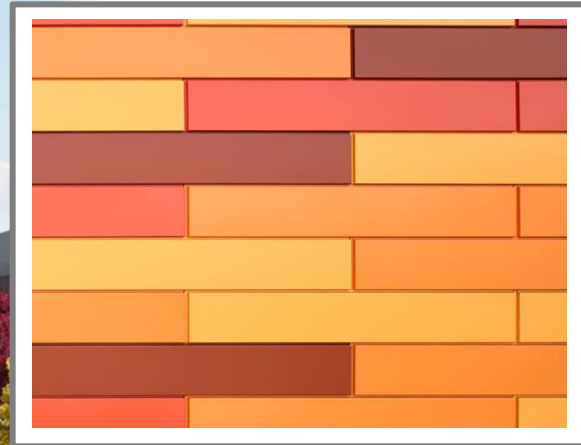
## Project Design | Floor Plans



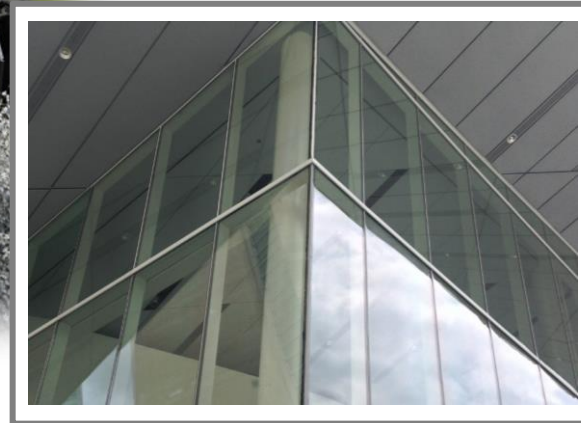
## Project Design | Exterior



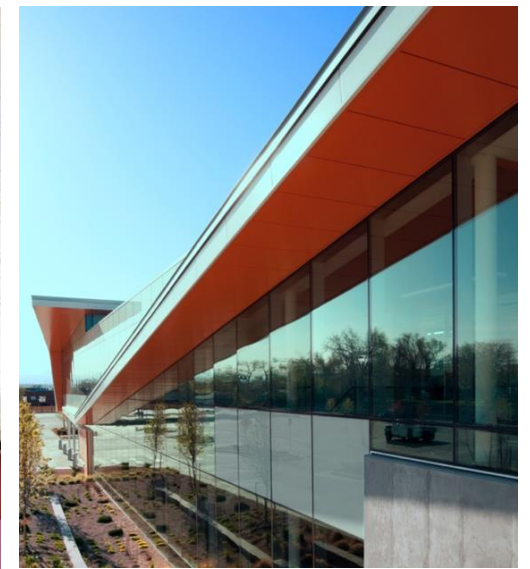
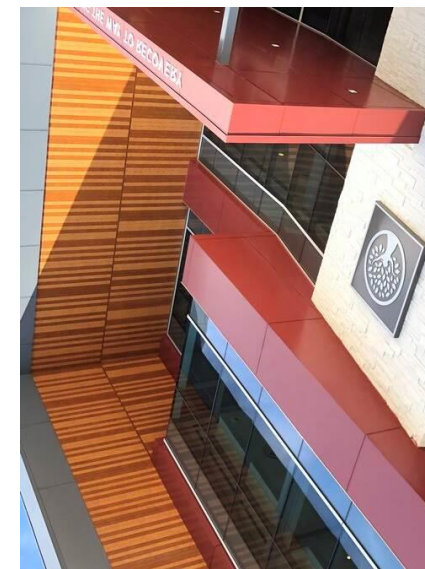
Roof Fascia & Trim:  
Aluminum Plate



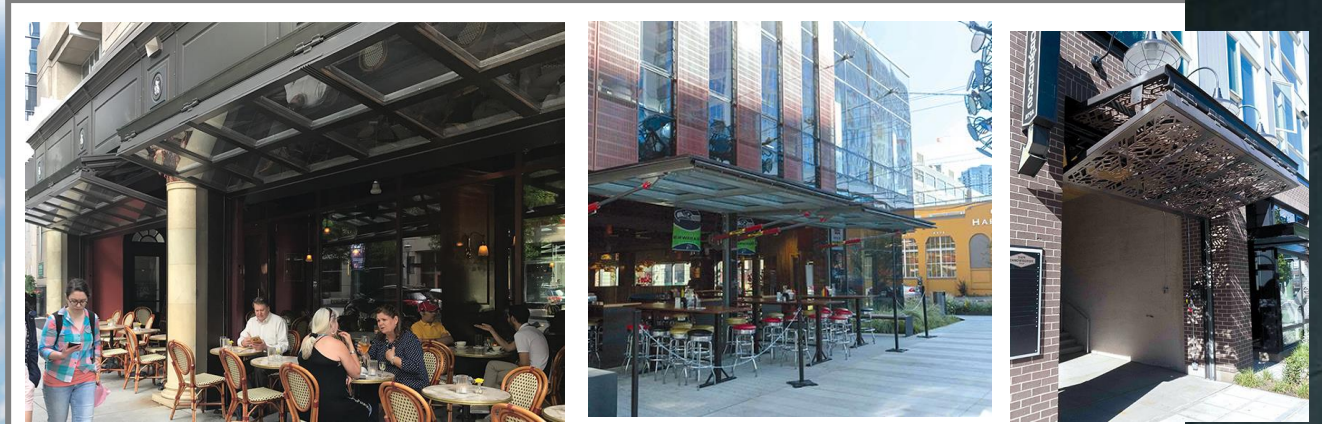
Vert./Horz. Accent Band:  
Aluminum Plate



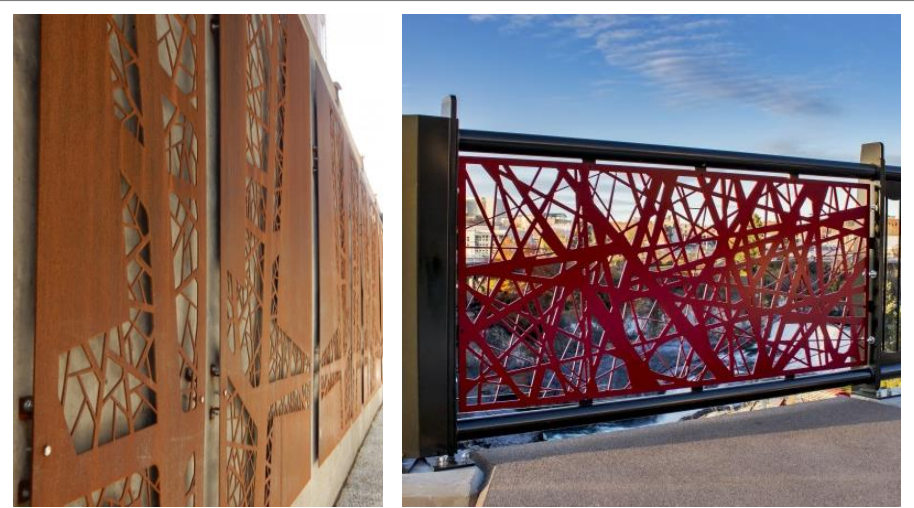
Curtain Wall System w/  
clear and spandrel glass



## Project Design | Exterior



Bifold Glazing Wall System @ Market Level



Decorative Metal Screening



Neon Public Market Signage



Illuminated Vertical Building Signage

## Project Design | Exterior



Pedestrian Lighting

Pathway Lighting



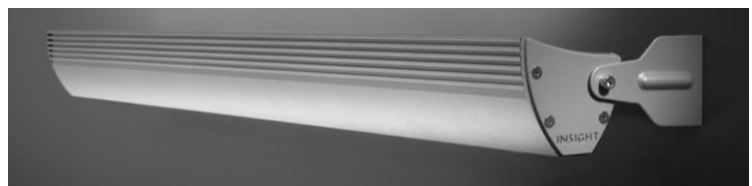
Street Lighting



Catenary Lighting



Exterior Wall Scone



LED Linear Soffit Lighting

## Project Design | Exterior Lighting

## Neighborhood

### Item #3:

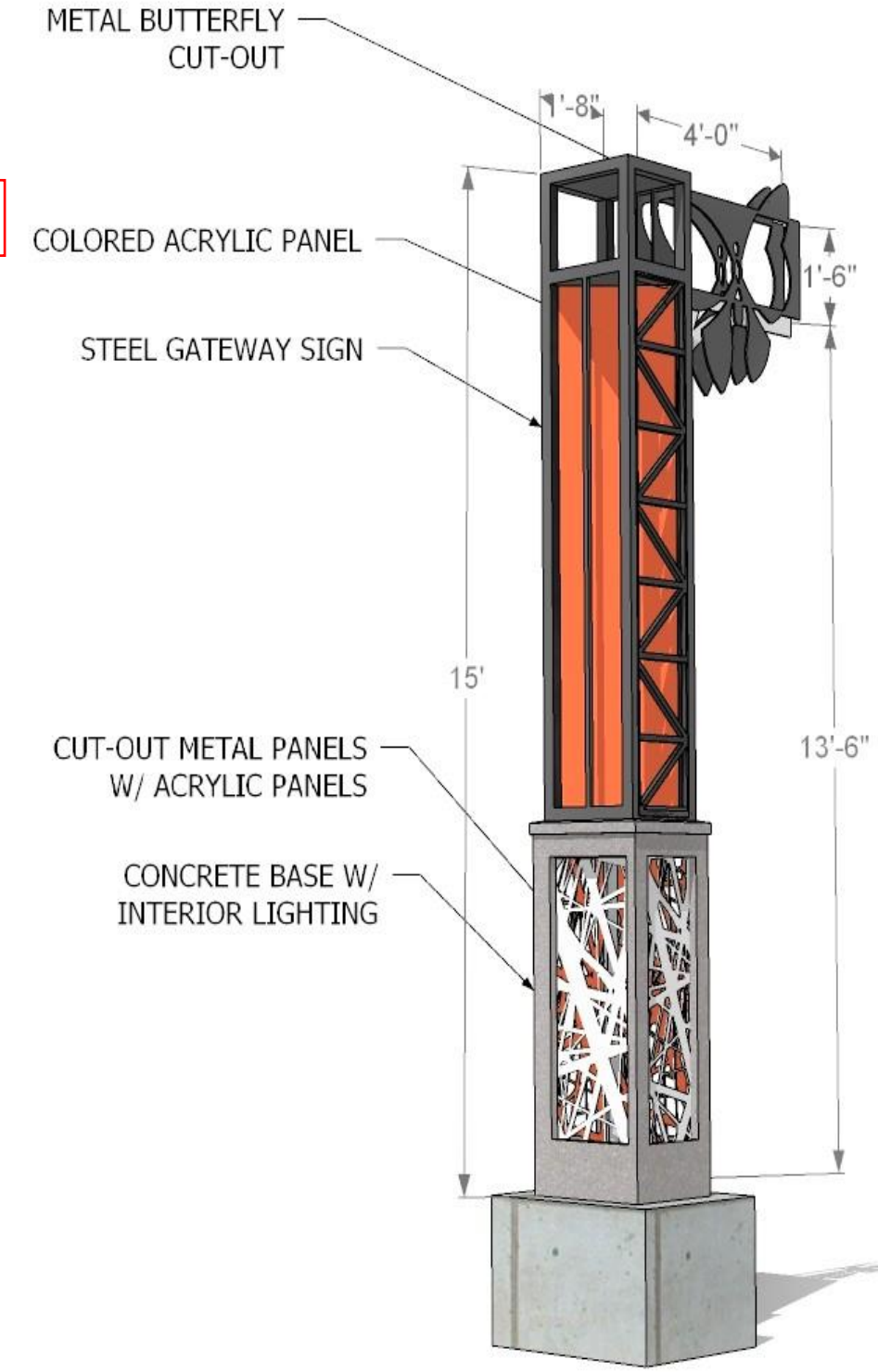
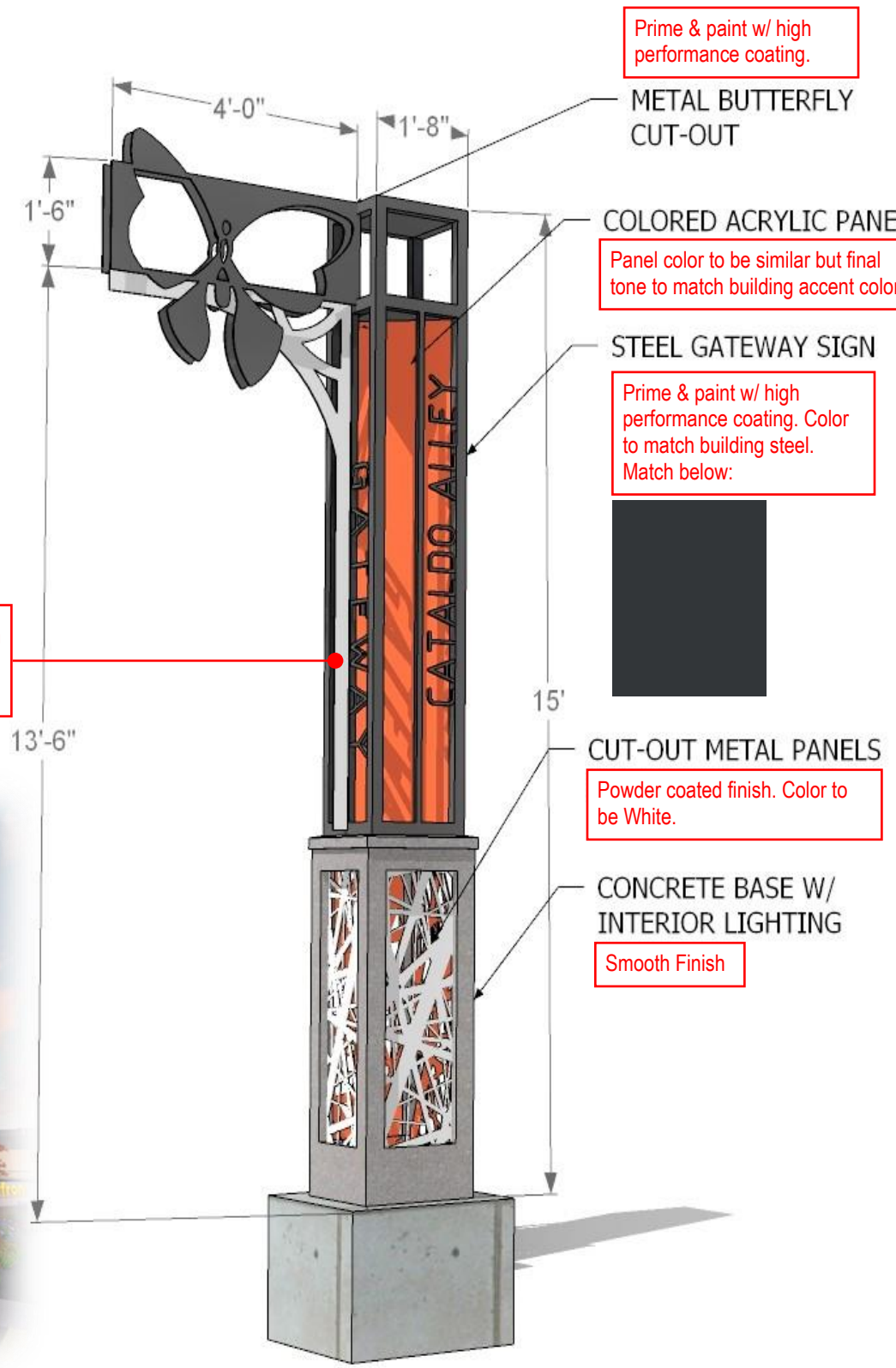
*The applicant is encouraged to develop a gateway treatment for Howard entrance of "Cataldo Alley".*

### Entry Monument Signage – Gateway

- Project ID / Vehicular Directional Sign
- Character: Industrial, Rail Yard token appearance
- Materials: Cut out or etched metal and concrete

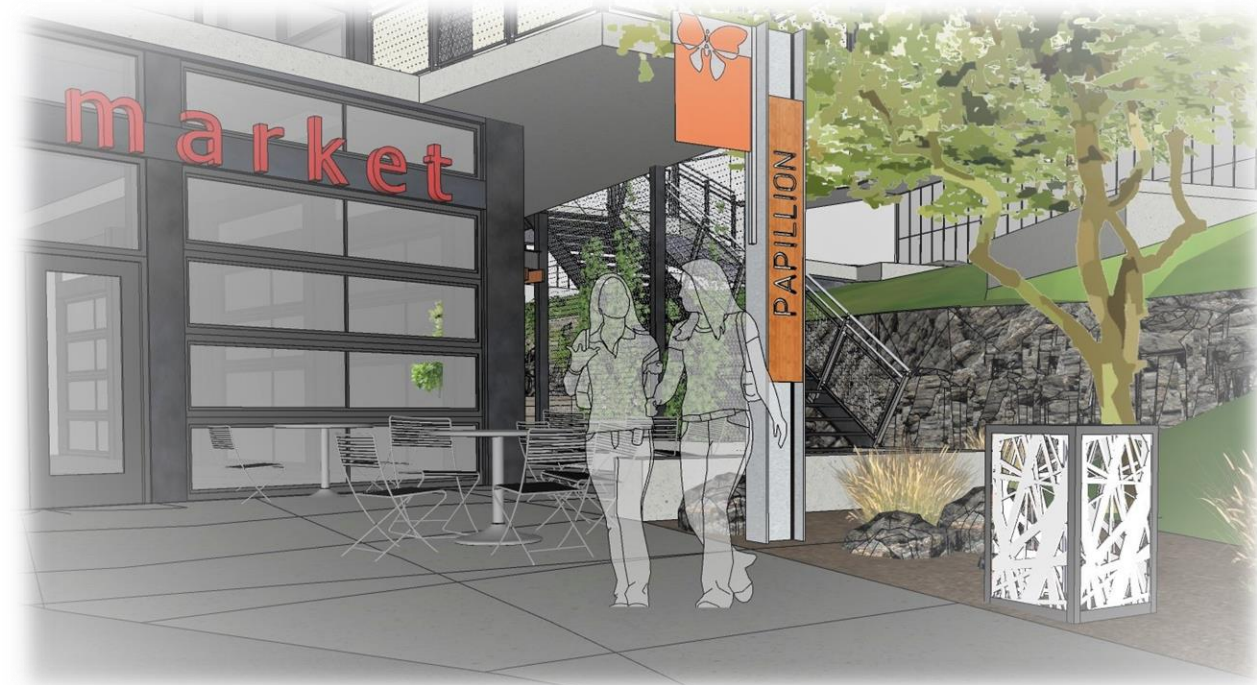
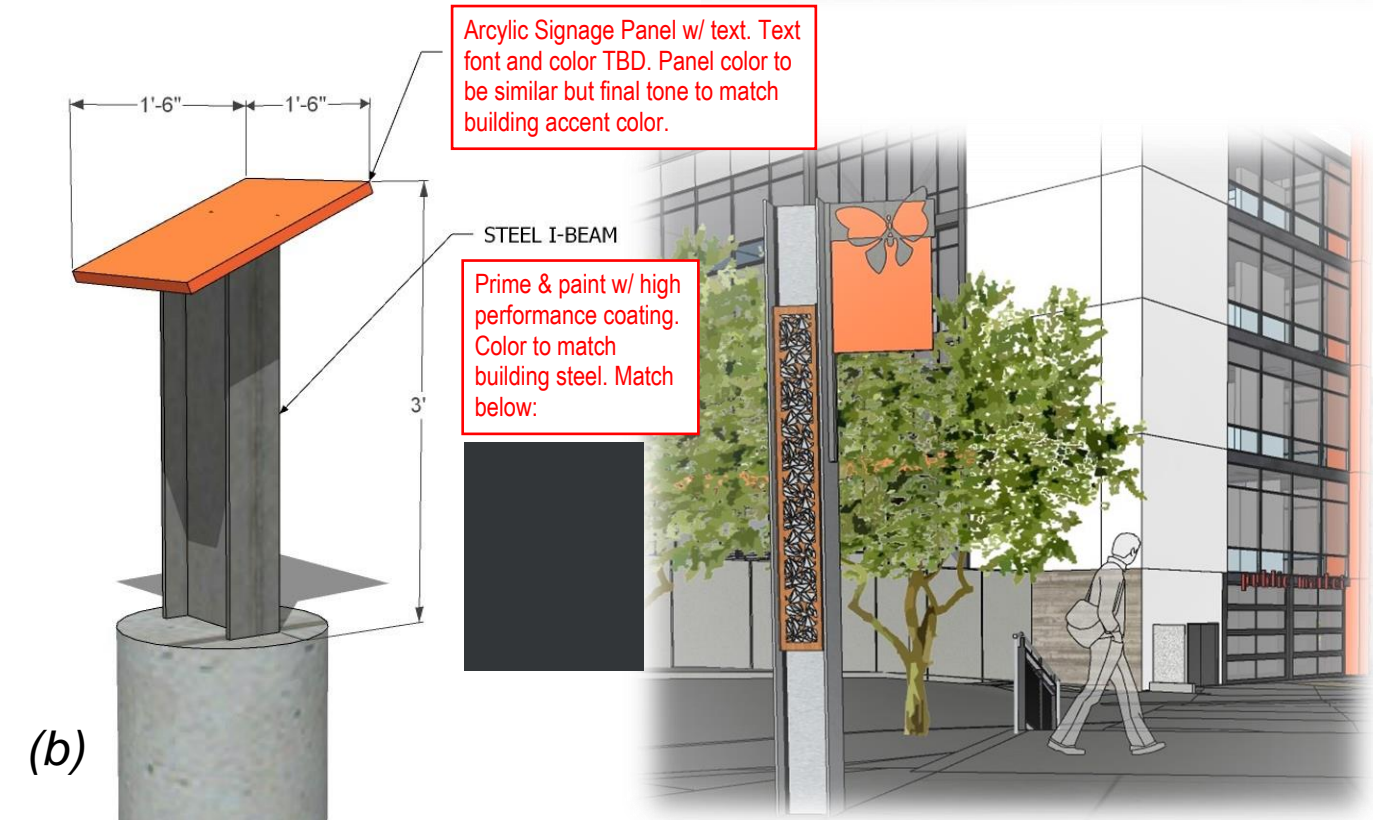
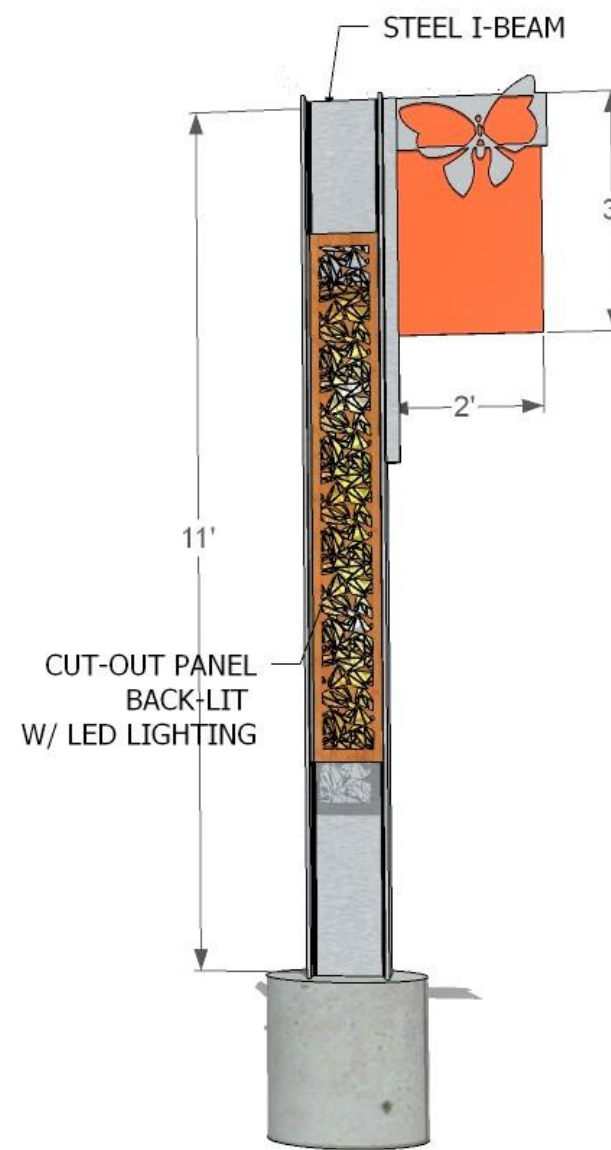
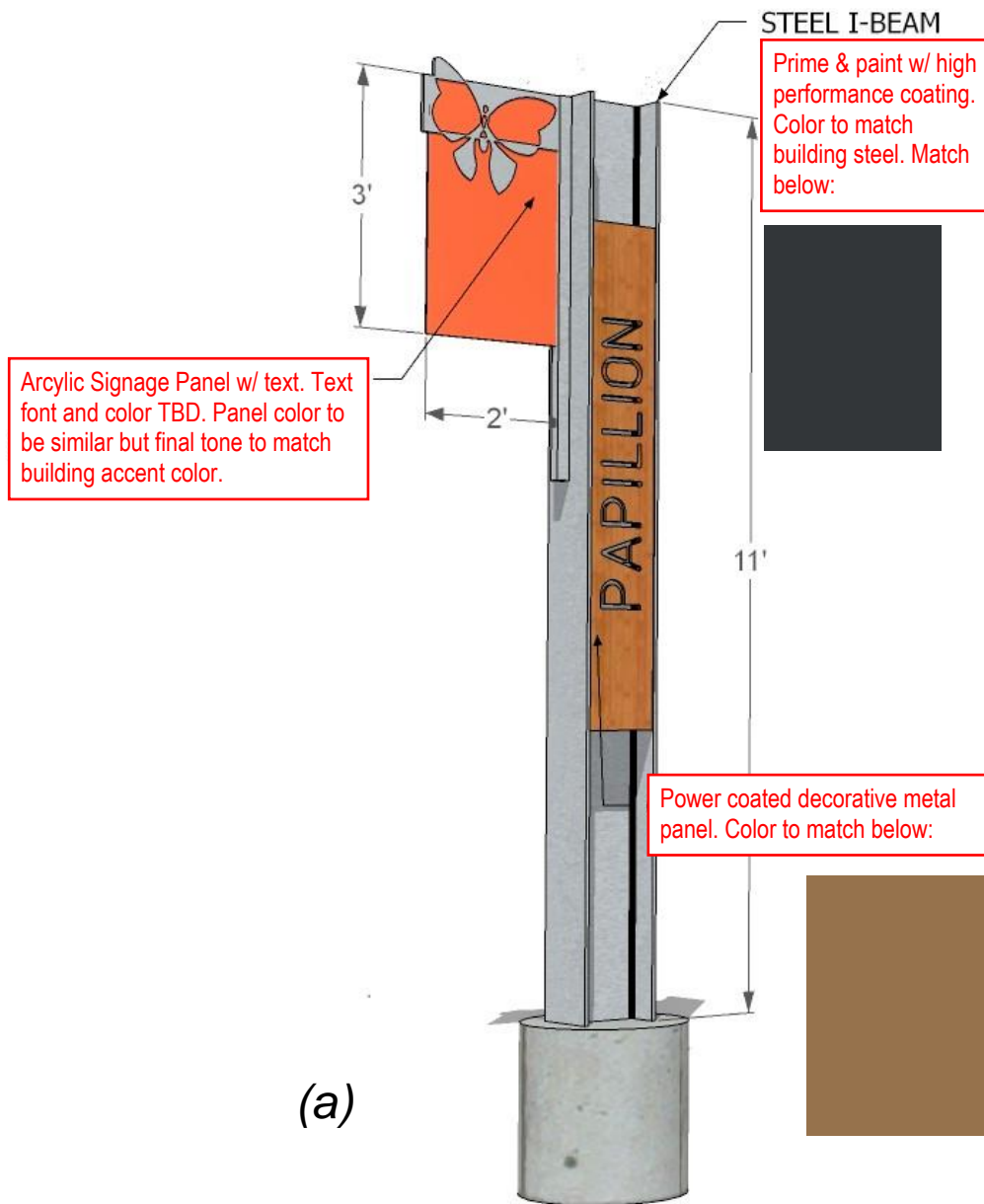


Prime & paint w/ high performance coating. Color to be White.



## Secondary Wayfinding Components

- Freestanding Pedestrian Directional (a)
- Freestanding Interpretive (b) – for plantings (possibly integrate QR codes), relevant local history, etc.





# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Finance Committee		
<b>Committee meeting date</b>	June 9, 2020		
<b>Requester</b>	Berry Ellison	<b>Phone number:</b> 509-625-6276	
<b>Type of agenda item</b>	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information <input checked="" type="radio"/> Action
<b>Type of contract/agreement</b>	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/extension	<input type="radio"/> Amendment/change order <input type="radio"/> Other
<b>City Clerks file</b> (OPR or policy #)			
<b>Item title:</b> (Use exact language noted on the agenda)	Selkirk Development Easement/Riverfront Park north bank		
<b>Begin/end dates</b>	Begins: 6/11/2020	Ends: 06/11/2025	<input type="checkbox"/> Open ended
<b>Background/history:</b>			
<p>Parks Dept and the Developer agree that the development of this easement will enhance the use and enjoyment of the Park Property and Papillon Property. Both wish to enter into this Easement and Agreement creating the easement and allowing for construction and maintenance of improvements that will provide pedestrian access, connection of open corridors and public spaces (including public access to restrooms) for the private property and the public.</p> <p>It is understood:</p> <p>(1) their redevelopment efforts will be mutually benefited by the easements provided herein; (2) the exchange of benefits cannot be reasonably or particularly valued; and (3) the mutuality of the benefits will benefit and burden the parties in equal proportion and no monetary consideration is due from one party to any other.</p>			
<b>Motion wording:</b>			
Move to approve the Selkirk Development public access easement on the north bank of Riverfront Park			
<b>Approvals/signatures outside Parks:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: Selkirk Development			
Name: Sheldon Jackson		Email address: sheldon@selkirkdev.com	Phone: 509 866-4477
<b>Distribution:</b>			
Parks – Accounting		JLbrown@spokanecity.org	
Parks – Pamela Clarke		gjones@spokanecity.org	
Requester: Berry Ellison		llegrant@bwarch.com	
Grant Management Department/Name:			
<b>Fiscal impact:</b> <input type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:		Budget code:	
N/A		N/A	
<b>Vendor:</b> <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor			
<b>Supporting documents:</b>			
<input type="checkbox"/>	Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/>	W-9 (for new contractors/consultants/vendors)
<input type="checkbox"/>	Contractor is on the City's A&E Roster - City of Spokane	<input type="checkbox"/>	ACH Forms (for new contractors/consultants/vendors)
<input type="checkbox"/>	UBI: Business license expiration date:	<input type="checkbox"/>	Insurance Certificate (min. \$1 million in General Liability)

AFTER RECORDING RETURN TO:

Papillon Building, LLC  
1516 W. Riverside Ave., Suite 200  
Spokane, WA 99201

## RECIPROCAL EASEMENT

This Reciprocal Easement (“**Easement**”) is made and executed this \_\_\_\_ day of \_\_\_\_\_, 2020 (“**Effective Date**”) by and between the City of Spokane, Parks Department (“**Park Board**”), the Spokane Public Facilities District (“**SPFD**”), and Papillon Building, LLC, a Washington limited liability company, which term includes its successors and assigns (“**Papillon**”), hereinafter jointly referred to as “**Parties**”.

### Recitals

A. The City of Spokane, through the Spokane Park Board, owns certain real property located in the City of Spokane, Spokane County, Washington, which is a portion of property commonly known as Parcel Nos. 35181.0032 and 35181.4237, as more particularly described on the attached **Exhibit A** (“**Park Property**”). The Park Property is part of a site that is being redeveloped in part as a regional playground in Riverfront Park, and a portion in conjunction with the Spokane Public Facilities District’s Sportsplex.

B. Papillon owns certain real property located in the City of Spokane, Spokane County, Washington, commonly known as Parcel Nos. 35181.4407, 35181.4404, 35181.4405, a portion of which is more particularly described on the attached **Exhibit B** (“**Papillon Property**”), and the subject of this Easement. Papillon is developing its property as a multi-use development, which is expected to include, but not necessarily be limited to, a tower for office, residential, hotel use, and/or restaurant use, public space and access, as well as a parking structure (“**Papillon Development**”). Collectively, the Park Property and the Papillon Property shall be referred to as the “**Burdened Properties.**”

C. A portion of the Park Property is in the possession of Spokane Public Facilities District (SPFD), under that certain Ground Lease dated January 9, 2020 (“**SPFD Lease**”). A Memorandum of Lease dated January 9, 2020 was filed with the Spokane County Auditor as Auditor’s Number \_\_\_\_\_. The Parties have conferred with the SPFD and the SPFD has affirmed that this Easement will not interfere with, or cause a breach of the Lease, and the SPFD has no objection to the creation of the easement, subject to the terms set forth below.

D. The Parties acknowledge and understand as follows: (1) their redevelopment efforts will be mutually benefited by the easements provided herein; (2) the exchange of benefits cannot be

reasonably or particularly valued; and (3) the mutuality of the benefits will benefit and burden the parties in equal proportion and no monetary consideration is due from one party to any other.

E. The Parties acknowledge and understand that the development of the easements will enhance the use and enjoyment of the Park Property (including adjoining Riverfront Park and the Sportsplex) and the Papillon Development (“**Benefitted Properties**”) and wish to enter into this Easement providing for conveyance of the easements and allowing for construction and maintenance of improvements that will provide pedestrian access, connection of open corridors and public spaces for the Benefitted Properties and the general public as illustrated in **Exhibit C**, the Site Plan.

NOW, THEREFORE, in consideration of the terms, covenants, and conditions herein and of the benefits derived by the Parties, they covenant and agree as follows:

1. **RECIPROCAL EASEMENTS.** The Park Board and Papillon do hereby grant, convey and deliver to the other and reserve to themselves non-exclusive easements in, through and over the real property described and illustrated in **Exhibits A, B, and C**, hereinafter referred to as the “**Easement Area**,” subject to the terms, covenants and conditions herein. The easements shall apply to all interests now owned or hereafter acquired in the Easement Area.

a. The easement on Papillon Property shall be referred to as the “**Pedestrian Easement**” which shall ensure the public at large has a continuous right of entry and unobstructed access upon and through the Papillon Property and restroom facilities constructed thereon.

b. The easement on Park Property shall be referred to as the “**Open Corridor Easement**.” Papillon shall, at its sole cost and expense, construct, install, inspect, repair, remodel, and maintain the Permitted Improvements in the Open Corridor Easement, which provides adequate area for set-backs and connectivity between the Papillon Property, Pedestrian Easement, Riverfront Park, and Sportsplex. Park Property shall not be used as a staging area for construction of the Papillon Development and any construction fencing shall not be placed any further than fifteen (15) feet inside of the boundaries of the Park Property.

2. **PURPOSE.** The Reciprocal Easements are granted for the purpose of facilitating construction and maintenance of the improvements described herein and illustrated in Exhibit C (“**Permitted Improvements**”) in order to provide pedestrian access, and connection of open corridors and public spaces for the Benefitted Properties and the general public.

3. **TERM.** This Easement and rights granted herein shall run with the Park Property and Papillon Property and shall be perpetual in duration (unless terminated by the Park Board or SPFD as provided below), and shall be binding upon and inure to the benefit of the Parties, their heirs, successors and assigns. The Park Board or SPFD may terminate this Easement if Papillon has not obtained a building permit for the Permitted Improvements within five (5) years from the Effective Date and thereafter complete said improvements with reasonable diligence. The time for

commencement and completion of the Permitted Improvements may be extended through written agreement of the Parties.

4. RESERVATION OF RIGHTS. The Parties acknowledge this Easement is subordinate and subject to the terms and conditions set forth in the Ground Lease with the SPFD entitled to enforce and exercise all rights and obligations set forth in this Easement. The Park Board, on behalf of the SPFD, does hereby reserve for its own benefit and that of the SPFD, the following rights, remedies and exclusive use of the Easement Area, which contains, in part, the Sportsplex Service Yard to include a 12' concrete retaining wall and other improvements (and utilities) as depicted on the Site Plan. See Exhibit C.

a. At all times, the SFPD shall have exclusive use and control of the Sportsplex Service Yard for the benefit of the Sportsplex (set forth on Exhibit C) without interference by Papillon, the Park Board or any member of the general public. Except that Papillon may install and maintain electricity transformers as approved by the SPFD, and may also the access the area temporarily to facilitate construction of the Papillon Development, provided it gives SPFD 48-hours advance notice of its request to access the Service Yard. SPFD in its sole and absolute discretion shall determine the use, maintenance, repair, replacement and all activity that may occur within the Sportsplex Service Yard.

b. The Sportsplex Service Yard is principally included in the Easement Area for the purpose of assisting Papillon's compliance with development setbacks between two buildings, and to allow the installation of wall treatments and facades as contemplated in this Agreement.

c. In the event Papillon, its successors or assigns violates terms of this Easement and/or this Reservation, the SPFD shall provide written notice of such violation to Papillon. Within twenty-four (24) hours of receipt of the notice, Papillon shall comply with the matters set forth in the notice, provided such notice exercises rights and privileges held by the SPFD in this Easement and Agreement. The SPFD reserves all rights and remedies set forth in this Easement to include making application for an injunction, declaratory judgment or other remedies allowed by law to a court with subject matter jurisdiction. Papillon hereby stipulates that the failure to comply with the SPFD notice constitutes an irreparable and immediate injury to the and hereby stipulates to the "grounds for issuance" of an injunction set forth in RCW 7.40.020, as amended.

5. COVENANTS. The Parties mutually agree to the following.

a. Development of Easement Area. Papillon shall, at Papillon's sole cost and expense, design, construct, warrant and otherwise develop the Easement Area as illustrated in Exhibit C. The Permitted Improvements shall be designed and built in compliance with all local, state, and federal laws. Prior to commencing construction or redevelopment of the Permitted Improvements, Papillon shall submit construction plans for the Open Corridor Easement to the Park Board and SPFD for their review and approval. The Park Board and SPFD shall review and approve plans within 90 days from the date such are provided by Papillon. If the Park Board and/or SPFD requires more time to review it shall notify Papillon

within 30 days of receipt of the plans of the need for additional time. In any event, the Park Board's and/or SPFD's approval of the plans shall not be unreasonably delayed or withheld. It is expected that the Permitted Improvements in the Pedestrian Easement and Open Corridor Easement will be constructed simultaneously with the Papillon Development and the parties will cooperate to ensure timely review and approval so not to delay other aspects of construction.

b. Maintenance. Papillon shall, at its sole cost and expense, maintain and repair the Easement Area and Permitted Improvements in good order, sound structural and operating condition, in reasonable conformance with the standard that is appropriate for improvements of similar construction and use in the vicinity of the Papillon and Park Properties, including the Spokane Veteran's Memorial Arena and Sportsplex. Maintenance and repair includes, but is not limited to, cleaning, removing litter, sweeping, snowplowing, repairing surface and structural damage and cracks that result from reasonable wear and tear and making replacements as needed.

c. Emergency. In an emergency, the Park Board and/or SPFD or their agents shall have the right, but not the obligation, to enter the Easement Area for the purpose of installation, maintenance, repair, removal and replacement of the improvements or utilities in the easement area, if those have been neglected by Papillon and present a risk to the public health, safety or welfare. Thereafter, the Park Board and/or SPFD may demand that Papillon pay all reasonable costs and expenses incurred by the Park Board and/or SPFD in performing such maintenance, repair, removal and replacement, plus interest at the maximum rate allowed by law. Papillon shall pay the amount demanded by the Park Board and/or SPFD within thirty (30) days of the Park Board's or SPFD's demand.

d. Development of Joint Access. Each Party, at its cost and expense, may design, construct and otherwise develop points of access between the Easement Area and its adjoining properties in order to facilitate mutual and unobstructed access across and among the properties and their respective uses, as well as to other public rights of way and streets (collectively herein "**Joint Access**"). Joint Access shall be open and available for use by the public in the same manner and during the same hours as Riverfront Park, subject to the terms of this Easement.

e. Conforming Easement to "As Built" Construction. Following construction of the Papillon Development and the Permitted Improvements and any points of Joint Access, Papillon shall provide a survey that depicts the precise location of the Easement Area and improvements constructed therein. The as-built survey will be incorporated into this Easement by reference, and shall control the location of the Easement Area.

f. Conveyance of Improvements. If requested by the Park Board, Papillon shall convey to the Park Board any improvement or fixture that it builds on Park Property. Conveyance shall be made without reasonable delay upon the Park Board's request and without the obligation to pay monetary consideration, consideration having been made and

acknowledged together with this Easement. If after conveyance the Park Board seeks to modify the improvements, it shall consult with and obtain Papillon's approval prior to beginning work on a modification.

g. Use and Occupancy. The easements granted herein together with the Permitted Improvements shall be free and open to the public during regular park hours, and may be used and occupied by persons for reasonable periods consistent with the customary use and occupancy of a public park and/or public sports complex. Provided, in the event Papillon finds that any person is using the Papillon Property in a manner that violates any term of this Easement, causes harm, creates a nuisance, or endangers the public health, safety or welfare, Papillon may require the person(s) to be removed from the Papillon Property.

h. Interference. No Party may grant other interests, rights or easements that allow the use of the easement areas or areas adjacent thereto that unreasonably interfere with the uses permitted through this Easement or the covenants set forth in this Section.

i. Obstructions. The Park Board agrees that the Park Property will remain free of vertical structures, such that Papillon can add aesthetic features (window glazing or other wall treatment) to its planned Papillon Development in compliance with the required building setbacks under the International Fire Code as adopted by the City of Spokane. Papillon shall retain the right to improve the Papillon Property together with its adjoining property and the Papillon Development, and to construct, install, inspect, repair and maintain private improvements and perform any other related functions or duties provided such do not materially interfere with the use and enjoyment of the Papillon Property by the Public.

6. INSURANCE. Papillon shall, at its sole expense, obtain and keep in force throughout the term of this Easement commercial general liability insurance on an occurrence basis with a combined single limit of no less than one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) General Aggregate, naming the City of Spokane, Park Board, and SPFD including their respective officers, employees, contractors, agents, and other such persons or entities as the Park Board may designate as additional insureds. The policy shall contain cross liability endorsements, and shall provide coverage for liability arising out of or relating to Papillon's use and occupancy of the Easement Area. The Park Board or the SPFD, upon written notice to Papillon, no sooner than five (5) years from the Effective Date, may require modification of the liability limits for the insurance policy to reasonably reflect market conditions in Spokane, Washington.

7. INDEMNIFICATION. Papillon shall indemnify, defend and hold the Park Board and SPFD, and their respective successors, assigns, tenants, and representatives harmless from all claims arising from Papillon's improvement to, use, occupancy, management and maintenance of the Easement Area or from any activity, work or thing done, permitted or suffered by Papillon in or about the Easement Area, except to the extent such claim resulted from the act or omission of the Park Board's employees, agents or contractors, in which case this indemnity provision shall be valid and enforceable only to the extent such claim arose from the act or omission of Papillon's employees, agents or contractors.

The Park Board shall indemnify, defend and hold Papillon and SPFD, and their respective successors, assigns, tenants, and representatives harmless from all claims arising from the Park Board's use or occupancy of the Open Corridor Easement, or from any activity, work or thing done, permitted or suffered by the Park Board in or about the Open Corridor Easement, except to the extent such claim resulted from the act or omission of Papillon's employees, agents or contractors, in which case this indemnity provision shall be valid and enforceable only to the extent such claim arose from the act or omission of the Park Board's employees, agents, or contractors.

8. MEDIATION. If any party has a claim or dispute under this agreement, written notice of the same shall be sent to the other party. The notice shall provide a brief description of the dispute. Within forty-eight (48) hours of delivering the notice, the Parties shall meet and confer to resolve the dispute. If the Parties are unable to resolve the dispute within fifteen (15) business days of the notice, the Parties shall engage a mediator to assist in resolving the dispute. The mediator's fees and costs shall be shared equally by the Parties. Thereafter, the Parties may exercise available legal remedies.

9. CORPORATE AUTHORITY. Each Party represents and warrants that he/she/it is duly authorized to execute and deliver this Easement in accordance with a duly adopted resolution of the Party's board, manager, or member(s), as the case may be, in accordance with its governing documents, and that this Easement is binding upon each Party in accordance with its terms.

10. NOTICES. All written notices required to be given pursuant to the terms hereof shall be either delivered personally or deposited in the United States mail, certified mail, return receipt requested, postage prepaid and addressed to the addresses listed below:

PARK BOARD:

City of Spokane, Park Board  
Attn: Parks and Recreation Director  
808 West Spokane Falls Boulevard  
Spokane, WA 99201

SPFD:

Spokane Public Facilities District  
Attn: Chief Executive Officer  
720 West Mallon Avenue  
Spokane, WA 99201

PAPILLON:

Papillon Building, LLC  
Attn: Sheldon Jackson  
1516 W. Riverside, Suite 200  
Spokane, Washington 99201

The foregoing addresses may be changed by written notice to the other Parties as provided herein. Mailed notice properly given shall be deemed received three (3) days after deposit in the mail.

11. ENTIRE AGREEMENT/ ASSIGNMENT. This Easement constitutes the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreements between the parties with respect to the easement area. It is agreed that there are no verbal understandings or agreements which change the terms, covenants and conditions herein set forth. No modifications of this Easement, or waiver of any of its terms, shall be effective unless in writing duly executed by the Parties.

12. DEFAULT AND REMEDIES. The failure by Papillon to observe or perform any of the covenants, conditions or provisions of this Easement to be observed or performed by Papillon, where such failure shall continue for a period of sixty (60) days after written notice thereof by Parks to Papillon, shall constitute a default and breach of the Easement by Papillon; except when Papillon has begun the process to cure, which cannot be feasibly completed within 60 days, and thereafter diligently pursue completion of the cure. Upon the occurrence of a default by Papillon, Parks may perform such acts or work as the Park Board deems necessary to restore the easement area and improvements to the conditions which is required under this Easement, and demand that Papillon pay all reasonable costs and expenses incurred by the Park Board, plus interest at the maximum rate allowed by law, which amounts Papillon shall pay to the Park Board within thirty (30) days of the Park Board's request. This remedy is not exclusive and the Park Board's exercise of any right or remedy due to a default or breach by Papillon shall not be deemed a waiver of, or to alter, affect or prejudice any right or remedy which the Park Board may have under this Easement or by law.

13. ATTORNEYS' FEES. In any action, except for mediation, brought under this Easement, the prevailing party shall be entitled to recover in addition to any other amounts awarded, its reasonable attorney fees and costs of action as determined by a court with jurisdiction over the subject matter of the dispute. For purposes of this Easement, the term "attorney fees and costs" shall mean the reasonable fees and expenses of legal counsel to the prevailing party and costs awarded by statute or rule.

This Easement is effective the day and year set forth above.

**PARK BOARD:**

**Spokane Public Facilities District:**

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**PAPILLON:**

By: \_\_\_\_\_  
Its: Manager

Attest:

Approved as to form:





On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me personally appeared \_\_\_\_\_, to me known to be the person that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of Papillon Building, LLC, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument for the purposes thereof.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of WA,  
residing at \_\_\_\_\_  
My Appointment expires \_\_\_\_\_

EXHIBIT A

Legal Description and Illustration of Park Property

## EXHIBIT A

### OPEN CORRIDOR EASEMENT

A parcel of land located within the Northeast quarter of Section 18, Township 25 North, Range 43 East, Willamette Meridian, being more particularly described as follows;

Beginning at a point on the South line of the Plat of Keystone Addition, as recorded in Book A of Plats, Page 16, Records of Spokane County, Washington. Said point being the Southeast corner of Lot 28, Block 8 of said plat.

Thence following the eastern boundary of said lot 28, North 0°09'34" East, a distance of 100.00 feet, to the Northeast corner of said lot 28;

Thence continuing along an extension of said east line, North 0°09'34" East, a distance of 18.50 feet;

Thence running South 89°42'37" East, parallel with and 19.00 feet South of the centerline of Cataldo Avenue, a distance of 20.00 feet. Said Cataldo avenue being vacated under City of Spokane ordinance number C35820;

Thence running South 0°09'34" West, a distance of 65.29 feet;

Thence South 75°50'00" East, a distance of 12.52 feet;

Thence South 14°10'00" West, a distance of 51.68 feet, to a point on the South line of said plat of Keystone Addition;

Thence continuing South 14°10'00" West, a distance of 18.09 feet;

Thence South 36°18'35" West, a distance of 53.96 feet;

Thence South 14°24'32" West, a distance of 22.95 feet;

Thence South 71°51'35" West, a distance of 23.73 feet;

Thence North 14°24'32" East, a distance of 63.87 feet;

Thence North 75°35'23" West, a distance of 36.24 feet;

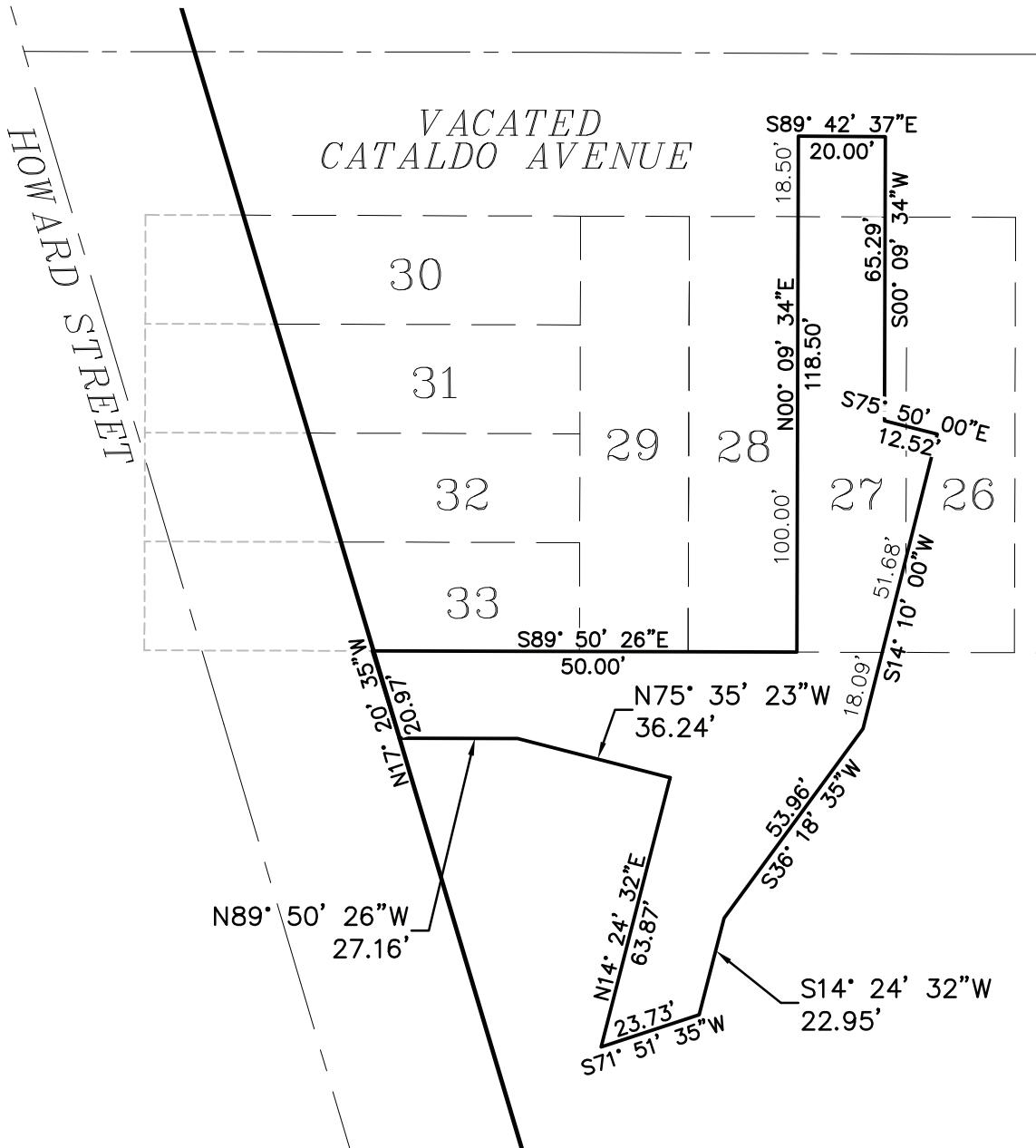
Thence North 89°50'26" West, a distance of 27.16 feet, to a point on the Eastern right of way of Howard Street;

Thence following said right of way, North 17°20'35" West, a distance of 20.97 feet, to a point on the South boundary of said plat of Keystone Addition;

Thence leaving said right of way, South 89°50'26" East, along said South plat boundary, a distance of 50.00 feet, to the Point of Beginning, and the terminus of this description;

Said parcel contains 6,869.07 square feet, or 0.16 acres, more or less.

# EXHIBIT A



PROJ #: 19-2387  
 DATE: 06/09/20  
 DRAWN: DAC  
 APPROVED: DAC  
 SCALE: 1"=40'

EASEMENT EXHIBIT  
 BEING A PORTION OF THE  
 NORTHEAST QUARTER OF SECTION 18,  
 TOWNSHIP 25 NORTH,  
 RANGE 45 EAST, W.M.



WHIPPLE CONSULTING ENGINEERS  
 21 S. PINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PH: 509-893-2617 FAX: 509-926-0227

EXHIBIT B

Legal Description and Illustration of Papillon Property

## EXHIBIT B

### PEDESTRIAN EASEMENT

A tract of land located in the Northeast quarter of section 18, Township 25 North, Range 43 East, Willamette Meridian, being a portion of Block 8 of the Plat of Keystone Addition to Spokane Falls, as recorded in Book A of Plats, Page 16, Records of Spokane County, being more particularly described as follows;

Commencing at the Northwest corner of lot 30 of said block 8;

Thence South 89°50'26" East, a distance of 100.00 feet, to the Northeast corner of said lot 30;

Thence North 0°09'34" East, along an extension of the line common to lots 29 and 30 of said block 8, a distance of 18.50 feet, to a point on the south line of the West Sportplex Access and Utility Easement, as reserved under ordinance C35820, vacating portions of Cataldo Avenue;

Thence South 89°50'26" East along said easement, a distance of 18.75 feet, to the **True Point of Beginning** of the following described tract;

Thence continuing South 89°50'26" East along said South line of easement, a distance of 10.00 feet;

Thence leaving said easement, South 0°09'34" West, a distance of 18.50 feet, to a point on the South right of way line of said vacated Cataldo Avenue;

Thence continuing South 0°09'34" West, a distance of 51.92 feet;

Thence South 89°50'26" East, a distance of 9.75 feet;

Thence South 0°09'34" East, a distance of 48.08 feet, to a point on the South line of said block 8;

Thence North 89°56'26" West along said South line of block 8, a distance of 10.00 feet;

Thence leaving said South line of block 8, North 0°09'34" East, a distance of 42.26 feet;

Thence North 89°50'26" West, a distance of 3.50 feet, to a point on the line common to lots 28 and 29, of said block 8;

Thence continuing North 89°50'26" West, a distance of 6.25 feet;

Thence North 0°09'34" East, a distance of 23.36 feet;

Thence North 89°50'26" West, a distance of 8.08 feet;

Thence North 0°09'34" East, a distance of 9.30 feet;

Thence North 89°50'26" West, a distance of 6.95 feet;

Thence North 0°09'34" East, a distance of 9.28 feet;

Thence South 89°50'26" East, a distance of 15.03 feet;

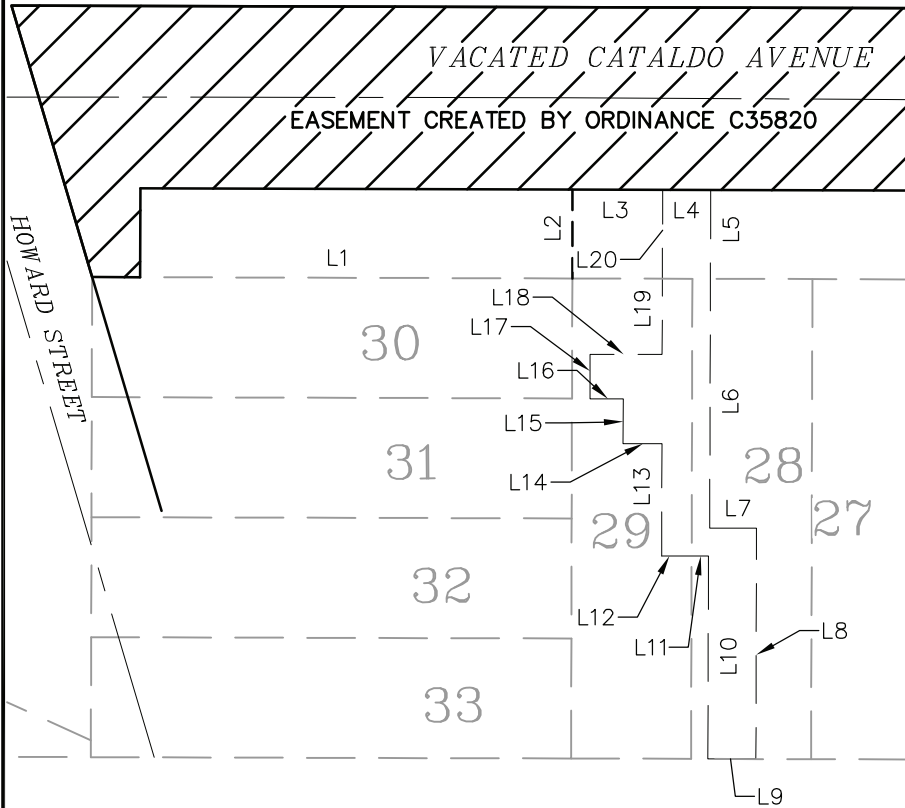
Thence North 0°09'34" East, a distance of 15.80 feet, to a point on the South right of way of said vacated Cataldo Avenue;

Thence continuing North 0°09'34" East, a distance of 18.50 feet, to the True Point of Beginning and the terminus of this description:

Said parcel contains 1,456.3 square feet, or 0.03 acres, more or less.



**EXHIBIT B  
EASEMENT**



Parcel Line Table		
Line #	Length	Direction
L1	100.00	S89° 50' 26"E
L2	18.50	N00° 09' 34"E
L3	18.75	S89° 50' 26"E
L4	10.00	S89° 50' 26"E
L5	18.50	S00° 09' 34"W
L6	51.92	S00° 09' 34"W
L7	9.75	S89° 50' 26"E
L8	48.08	S00° 09' 34"W
L9	10.00	N89° 50' 26"W
L10	42.26	N00° 09' 34"E

Parcel Line Table		
Line #	Length	Direction
L11	3.50	N89° 50' 26"W
L12	6.25	N89° 50' 26"W
L13	23.36	N00° 09' 34"E
L14	8.08	N89° 50' 26"W
L15	9.30	N00° 09' 34"E
L16	6.95	N89° 50' 26"W
L17	9.28	N00° 09' 34"E
L18	15.03	S89° 50' 26"E
L19	15.80	N00° 09' 34"E
L20	18.50	N00° 09' 34"E

PROJ #: 19-2387  
 DATE: 06/08/20  
 DRAWN: DAC  
 APPROVED: DAC  
 SCALE: 1"=40'

**EXHIBIT B  
EASEMENT  
BEING A PORTION OF  
THE NORTHEAST QUARTER OF SECTION 18  
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.**



WHIPPLE CONSULTING ENGINEERS  
 21 SOUTH PINES  
 SPOKANE VALLEY, WASHINGTON 99206  
 PH: 509-893-2617 FAX: 509-926-0227

## EXHIBIT C

### Illustration of Papillon Development and Permitted Improvements



1. COLORED CONCRETE PAVING
2. RAISED CONCRETE BENCH
3. EXTERIOR STAIRS
4. PATIO ABOVE (LEVEL 2)
5. PROPOSED LANDSCAPE AREA
6. PROPOSED BASALT ROCK OR CONCRETE RETAINING WALL
7. CONCRETE STAIR W/ DECORATIVE RAILING SYSTEM
8. TERRACED SEATING AREA (BASALT ROCK)
9. PROPOSED SITE LIGHTING (FIXTURES SIMILAR TO PROMENADE FIXTURES)
10. PROPOSED INFORMATION KIOSK
11. PROPOSED STREET TREES
12. PROPOSED SEPARATED BIKE LANE
13. PROPOSED SPEED RAMP
14. PROPOSED SCREEN WALL
15. PROPOSED PLANTERS/LIGHT BOLLARDS
16. ACCESSIBLE PARKING STALL AND SIGNAGE
17. OUTDOOR SEATING AREA
18. PROPOSED GROTTO W/ CANETARY LIGHTING, GREEN WALL AND BUILT IN SEATING
19. CONCRETE SIDEWALK
20. PROPOSED CONNECTION TO RAMP
21. PROPOSED CONNECTION TO RAMP (@ LEVEL 2)
22. SPORTSPLEX SERVICE YARD
23. CONCRETE RETAINING WALL (SPORTSPLEX SCOPE OF WORK)
24. EXISTING PROMENADE
25. EXITSING BUTTERFLY SCUPLTURE
26. CONCRETE RAMP/WALK (SPORTSPLEX SCOPE OF WORK). SHOWN FOR REFERENCE ONLY.
27. PUBLIC RESTROOMS
28. DEDICATED PUBLIC ACCESS
29. PAPILLON AND (E) PARK BUILDING PROPOSED TRANSFORMER LOCATIONS

- - - - - Area indicated as Pedestrian Easement per Exhibit
- - - - - Scope of work - Sportsplex Facility

1 | OVERALL SITE PLAN

SCALE: 1" = 20'-0"



Selkirk Development - South Papillon

Spokane, WA | BWA: 19-06-131 | Design Review v1.0 |

May 2020

# Design Review Board - Meeting Minutes Draft

May 27, 2020

Online via WebEx

Meeting called to order at 5:32 PM by Kathy Lang

## Attendance:

- *Board Members Present:* Anne Hanenburg, Kathy Lang (Chair & CA Liaison), Ted Teske, Chuck Horgan (Arts Commission Liaison), Drew Kleman, Chad Schmidt, Mark Brower (Vice-Chair), Grant Keller (joined at 6:35 pm)
- *Board Members Not Present:*
- *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; Anne Hanenburg seconded. Motion Carried. (7-0)

## Changes to Agenda:

- None

## Workshops:

### 1. **Centennial Trail - Summit Boulevard: Recommendation Meeting**

- Anne Hanenburg recused herself, as her firm has been involved with this project.
- Kathy Lang asked the board if they thought she should recuse herself, as she's had discussions with public members about the project, as far as DRB procedure and process, in her role as Community Assembly Liaison. Ted Teske moved that Kathy Lang not recuse herself as she was working in her role as CA Liaison during these communications; Mark Brower seconded. Motion Carried (6-0).
- Staff Report: Dean Gunderson
- Applicant Presentation: Dan Buller & Ken Van Voorhis
- Kathy Lang closed public comment
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the May 27, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. **The applicant shall engage with property owners that directly abut the proposed trail to discuss safety-related responsibilities and best management practices and landscape buffer planting options.**

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.1 Advance Siting, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 12.1 Street*

*Trees, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, BMP 3 Convenient Bike Storage, BMP 4 Bicycling Education, and BMP 5 Fund/Implement Bike Master Plan.*

*Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, Parks, Recreation & Open Space Issue 1, Parks, Recreation, & Open Space Issue 2, Parks, Recreation & Open Space Issue 3, and Social Needs Issue 3.*

*Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, C.1 General Landscape Design, D.1 Street Design, D.2 Utilities Design, and E.1 Public Spaces.*

*Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.530 Street Trees, and SMC 17C.110.535.B.2 and 3 Curb Cut Limitations.*

2. The applicant is encouraged to further develop the design of the proposed plaza at the NW corner intersection of West Point Road and Pettet Drive with regards to pedestrian experience and site elements that encourage use of the plaza, such as bicycle parking, artwork, and benches. The applicant is also encouraged to investigate opportunities to soften the edge of the plaza at the curb through landscaping.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.1 Advance Siting, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 12.1 Street Trees, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, BMP 3 Convenient Bike Storage, BMP 4 Bicycling Education, and BMP 5 Fund/Implement Bike Master Plan.*

*Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, Parks, Recreation & Open Space Issue 1, Parks, Recreation, & Open Space Issue 2, Parks, Recreation & Open Space Issue 3, and Social Needs Issue 3.*

*Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.4 Signage, B.5 Lighting, C.1 General Landscape Design, D.1 Street Design, D.2 Utilities Design, and E.1 Public Spaces.*

*Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.520.B.1, 2, and 3 Lighting, SMC 17C.110.530 Street Trees, and SMC 17C.110.535.B.2 and 3 Curb Cut Limitations.*

3. The applicant is encouraged to provide, and identify, locations for art installations or neighborhood identification elements at areas such as north-south street view termini and the proposed plazas.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, and N 2.1 Neighborhood Quality of Life.*

*Please see the following West Central Neighborhood Plan Action Item: Issue Rank #2 Parks, Recreation, & Open Space, Parks, Recreation & Open Space Issue 1, Parks, Recreation, & Open Space Issue 2, Parks, Recreation & Open Space Issue 3, and Social Needs Issue 3.*

*Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, B.4 Signage, B.5 Lighting, C.1 General Landscape Design, and E.1 Public Spaces.*

*Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.520.B.1, 2, and 3 Lighting.*

4. The applicant shall install consistent vehicular guardrail throughout the project site.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.1 Advance Siting, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, and N 4.5 Multimodal Transportation.*

*Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, Parks, Recreation & Open Space Issue 1, Parks, Recreation, & Open Space Issue 2, and Parks, Recreation & Open Space Issue 3.*

*Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, C.1 General Landscape Design, D.1 Street Design, and E.1 Public Spaces.*

5. The applicant shall give strong consideration to tree type and placement for optimal visual acuity when exiting or entering driveways via vehicle. Obscuring of pedestrians or trail users is strongly discouraged.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.1 Advance Siting, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established*

*Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 12.1 Street Trees, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, BMP 3 Convenient Bike Storage, BMP 4 Bicycling Education, and BMP 5 Fund/Implement Bike Master Plan.*

*Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, Parks, Recreation & Open Space Issue 1, Parks, Recreation, & Open Space Issue 2, and Parks, Recreation & Open Space Issue 3.*

*Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, C.1 General Landscape Design, D.1 Street Design, and E.1 Public Spaces.*

*Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.530 Street Trees.*

**Chuck Horgan moved to approve advisory actions as written; Drew Kleman seconded. Motion carried. (7-0)**

\* Anne Hanenburg rejoined the meeting.

**Public Comment:**

- None received

**Board Business:**

**Approval of Minutes:** Minutes from the May 13, 2020 meeting approved unanimously.

**Old Business:**

- None

**New Business:**

- We received the application for South Tower for Papillion Development today. They requested the board meet on June 17th instead of June 10th to accommodate their application. Board members agreed on cancelling the June 10th meeting and replacing it with a Special Meeting on June 17th.

**Chair Report -**

- None

**Secretary Report - Dean Gunderson**

- Staff has been reviewing the draft of revised guidelines.

**Meeting Adjourned at 8:26 PM**

Next Design Review Board Meeting scheduled for Wednesday, June 17, 2020