



Spokane Design Review Board

Wednesday, July 22, 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 – 7:10	5) U-Haul of East Town (Recommendation Meeting)	
	• Staff Report..... 15-20 m	Taylor Berberich
	• Applicant Presentation..... 20 m	
	• Public Comments and Board Q & A 20 m	
	• Board Discussion and Motion(s)..... 30 m	

Board Business:

7:10 – 7:30	6) Approve the 7/8/2020 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, August 05, 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: **146 458 2939** followed by # when prompted for a meeting number or access code. Enter # when prompted for an attendee ID

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

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

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

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

Meeting Process - Spokane Design Review Board

Call to Order

- Chair calls the meeting to order, noting the date and time of the meeting.
- Chair asks for roll call for attendance.
- Chair asks if there any changes to the agenda.
- Chair asks for motion to temporarily suspend the rules (see Agenda packet)

Board Workshop

- Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) the Board will not consider un-permitted, possible surrounding development(s) except those which are contemplated under the Comprehensive Plan and Development Code; c) it is the applicant's responsibility to meet all applicable Code requirements regardless of what might be presented or discussed during workshops.
- Chair asks for a staff report.

Staff Report

- Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

Applicant Presentation

- Chair invites the applicant(s) to introduce the project team and make a 10-15 minute presentation on the project.

Public Comment *

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

DRB Clarification

- Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any written public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments (unless motioned otherwise).
- Chair leads discussion amongst the DRB members regarding the staff topics for discussion, applicable design criteria, identification of key issues, and any proposed design departures.

Design Review Board Motions

- Chair asks whether the DRB is ready to make a motion.
- Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
- Chair asks for discussion on the motion.
- Chair asks the applicant if they would like to respond to the motion.
- After discussion, Chair asks for a vote.

Design Review Board Follow-up

- Applicant is advised that they may stay or leave the meeting, and that the annotated & signed motion will be made available within five working days.
- Next agenda item announced.

Board Business

- Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
- Chair asks is there any old business? Any old business is discussed.
- Chair asks is there any new business? Any new business is discussed.
- Chair Report – Chair gives a report.
- Secretary Report – Sr. Urban Designer gives a report.

Other

- Chair asks board members if there is anything else.

Adjourn

- Chair asks for a motion to adjourn. After the motion is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

Design Review Board - Meeting Minutes Draft

July 8, 2020

Online via WebEx

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

Attendance:

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

Changes to Agenda:

- None

Workshops:

** Anne Hanenburg recused herself, as SPVV is under contract for the projects.

- **Northwest Middle School & Albi Stadium - Collaborative Workshop**
- Staff Report: Taylor Berberich
- Applicant Presentation: Greg Forsyth (Spokane Schools), Rustin Hall & Andrew Leeper (ALSC Architects), Dana Harbaugh (NAC Architecture)
- 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 July 8, 2020 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

Overall Site

1. The Applicants shall consider thoughtful and safe integration of non-motorized transportation through the sites and provide details to the Board at the Recommendation Meeting.

Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, 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 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.

2. The Board encourages the Applicants to plan forward to accommodate (or at least not preclude) transit service to and potentially through these key community destinations.

Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL

B: PROVIDE TRANSPORTATION CHOICES, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, 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 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.

3. The Applicants shall provide additional details on managing traffic circulation through the site (via gates, etc.) for varying operations and provide details to the Board at the Recommendation Meeting.

Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, 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 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.

4. The Board appreciates and strongly encourages further exploration of the use of native grasses and low-water plant palette, and applauds the reintroduction of ponderosa pines on the site.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and N 5.3 Linkages.

Northwest Middle School (NWMS)

Neighborhood

1. The Applicant is encouraged to continue to work with the City to close any bicycle/pedestrian infrastructure gaps along Wellesley to provide safe access to the school and stadium sites.

Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, 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 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.

Site

2. The Parti for the NWMS is intriguing and has a very micro-regional application within the building itself. The Board encourages the applicant to explore extrapolating that language to

the exterior of the building and how it might radiate outward toward the access drives, parking areas, and how it interacts with the public roads.

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

3. The bluffs have a verticality that is very dramatic; there is opportunity with the façade of the gymnasium and the common areas to create a dramatic wall with light that punches through. It would seem that there are opportunities for NWMS to insinuate the crevices and undulations that appear along the basalt walls.

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

Mark Brower moved to approve the advisory actions as written; Chuck Horgan seconded. Motion carried unanimously, with one recusal. (5-0)

Board Business:

** Anne Hanenburg rejoined the group.

- **Approval of Minutes:** Minutes from the June 17, 2020 meeting approved unanimously.

Old Business:

- None

New Business:

- None

Chair Report -

- None

Secretary Report - Dean Gunderson

- The July 22nd DRB meeting will be the recommendation meeting for the Kmart on Sprague that's converting into U-Haul.
- Other upcoming projects with no meeting dates yet:
 - The Brownstone Apartments at 3rd/Browne are working toward administrative review for some first-floor renovations.
 - The architecture firm for Northeast Middle School is working on their application packet and hope to have it submitted in the next few weeks.
 - Riverside Commons at the NW corner of Browne/Riverside, which has already come in for a collaborative workshop, was sold to another developer. They are reconfiguring the site.
 - The Radio Park Development (KXLY Phase 2)
 - The Latah Glen PUD, south of Vinegar Flats on the west side of Hwy 195, is being proposed by a developer out of CA. This Manufactured Home PUD should be turning in their packet in the next few weeks.

Kathy Lang passed on information from Mark Brower encouraging the Street Standards Ad Hoc Committee to pass on comments to Dean and Mark by July 10th. Dean advised he and Mark will be meeting on the 15th to review the comments and prepare them to pass on to Inga Note.

Meeting Adjourned at 8:42 PM

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

U-Haul of East Town

2 – RECOMMENDATION MEETING

Design Review Staff Report

July 8, 2020

**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

Matthew Schaub, U-Haul

matthew_schaub@uhaul.com

Background

The Design Review Board Collaborative Workshops were held on May 13, 2020.

The following materials are supplemental to this report:

- *Design Review Staff Report | Program Review/Collaborative Workshop, May 8 2020;*
- *Design Review Board | Collaborative Workshop Advisory Actions, May 13, 2020;*

Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop/Program Review including any changes made in response to recommendations offered by the Design Review Board on May 13, 2020 as follows (the applicant's responses are noted in *blue italics*, any further staff comments are noted in **green bold**):

1. **The applicant shall return with a developed landscape plan that illustrates how the type L2 landscape requirement will be met along Sprague Avenue and Pacific Avenue.**

Staff Comment: Please see pages 11-13 of the applicant's submittal packet.

2. **Given the contrast between Residential and Commercial zones, the applicant shall give consideration to filtered views, utilizing evergreen conifers, with consideration for selective removal of some of the deciduous trees. Specifically, the landscape along Pacific Avenue should strive to provide a filtered visual screen of the vehicles, portable storage units, and other non-structural utility items that may contain signage and graphics while providing for pedestrian security.**

Copies of our landscaping plans were submitted as well to show what types of plant materials will be used to meet the L2 landscape requirements for the property. Providing the filtered screening between our property and the residential neighborhood along Pacific Ave.

3. **The applicant will return with solutions for how they plan to fully restore the CMU fence along Pacific Avenue.**

The style of block previously used on the block wall along the South side of the property is no longer available, but we have found a close match in style. We plan to restore that wall rebuilding the two sections that have been previously removed. Any sections that have missing or damaged block will be rebuilt with the sample of block we submitted. The decorative portion of those walls

will remain unpainted, but will be pressure washed to clean the block. The solid CMU portions of the wall will be painted with the relaxed khaki paint shown in the updated conceptual drawings to match the South elevation of the building.

4. **The Applicant is strongly encouraged to return with further improvements to the south elevation of the building - such as using the existing modulations (vertical recesses at pilasters) to create opportunities for variations in the paint scheme. Suggest using more subtle shade difference in the colors, more than using brighter hues.**

We have also taken into consideration the South elevation of the building and have switched the color scheme to include two colors rather than just all white, adding a color change at each vertical pilaster as previously recommended.

5. **The applicant shall explore ways and means of architectural and signage expression that allude to the Spokane and Inland Northwest region.**

Staff Comment: Please see the applicant's proposed signage on page 8 of the submittal packet.

6. **The applicant is further encouraged to explore allusory imagery, in lieu of mock parapet storage units.**

The mock storage units that previously were extending up above the roof line on the North side of the building have been relocated. We are still proposing to have them on the North side of the building just down at ground level. We also added some additional life style graphics with a more outdoor themed background on them in various spots around the building to allude to the INW region more.

7. **The board supports the applicant's retainage of the existing roof design, as a unique architectural feature.**

Additional suggested topics for discussion by staff based on the July 8, 2020 submittal:

Staff have no additional topics for discussion.

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
Mini Storage Design Guidelines



MOVING & STORAGE OF EAST TOWN

4110 E. Sprague Ave. Spokane, WA 99202



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ARCHITECTURAL DESIGN & FACILITY IMAGING

June 18, 2020

Conceptual renderings are subject to change and should not be implemented.

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EXAMPLE OF STAND OFF METAL PANELING
TO ENHANCE BUILDING ARTICULATION



CORRUGATED METAL PANEL CREATING
A BREAK IN THE ELEVATION



PROMINENT ENTRY FEATURE ABOVE THE CUSTOMER STORAGE AREA.

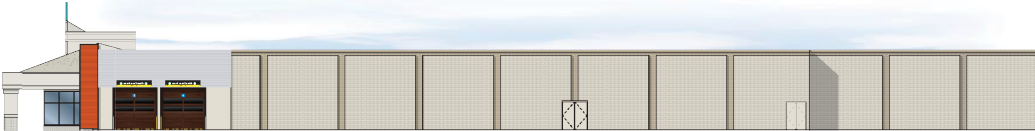
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4110 E. Sprague Ave. Spokane, WA 99202



1 NORTH ELEVATION
Scale: 1/32" = 1'



4 SOUTH ELEVATION
Scale: 1/32" = 1'



2 WEST ELEVATION
Scale: 1/32" = 1'



3 EAST ELEVATION
Scale: 1/32" = 1'

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ARCHITECTURAL DESIGN & FACILITY IMAGING

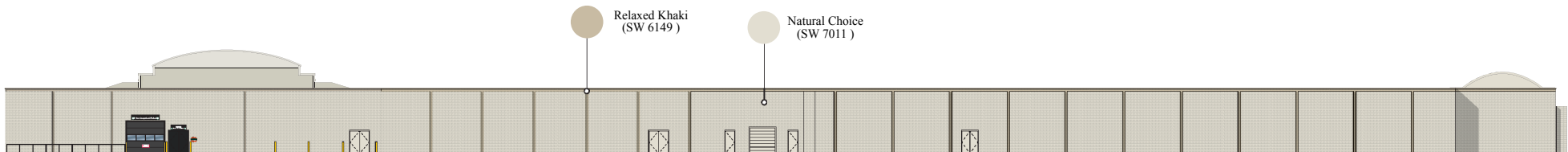


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4110 E. Sprague Ave. Spokane, WA 99202



1 NORTH ELEVATION



2 SOUTH ELEVATION

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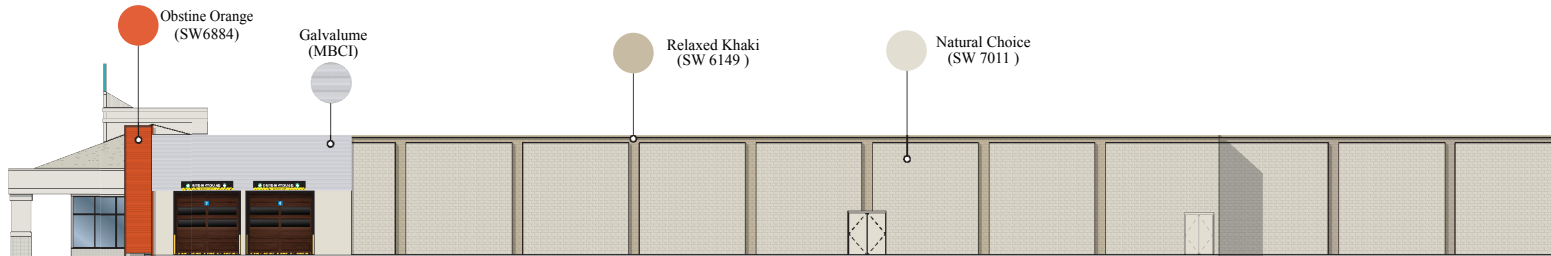
June 18, 2020

Conceptual renderings are subject to change and should not be implemented.



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2 WEST ELEVATION



3 NORTH ELEVATION

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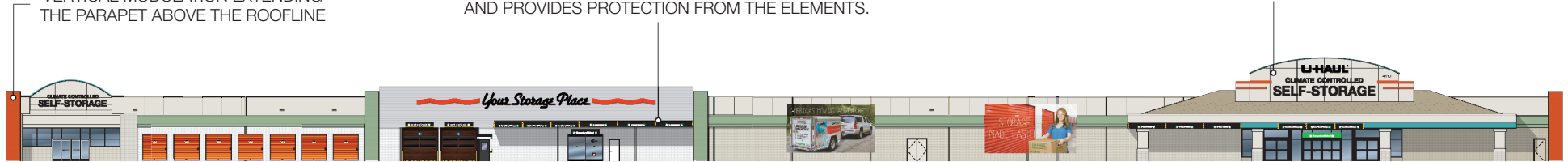
MOVING & STORAGE OF EAST TOWN

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VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

PROJECTION CREATES ARCHITECTURAL
INTEREST ABOVE CUSTOMER STORAGE AREA
AND PROVIDES PROTECTION FROM THE ELEMENTS.

ARTISTIC USE OF MATERIALS CREATING
INTEREST ABOVE CUSTOMER STORAGE AREA



1 NORTH ELEVATION

SUBTLE CHANGE IN COLOR THAT CREATES
VISUAL SEPARATION TO THE ELEVATION



2 SOUTH ELEVATION

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ARCHITECTURAL DESIGN & FACILITY IMAGING

June 18, 2020

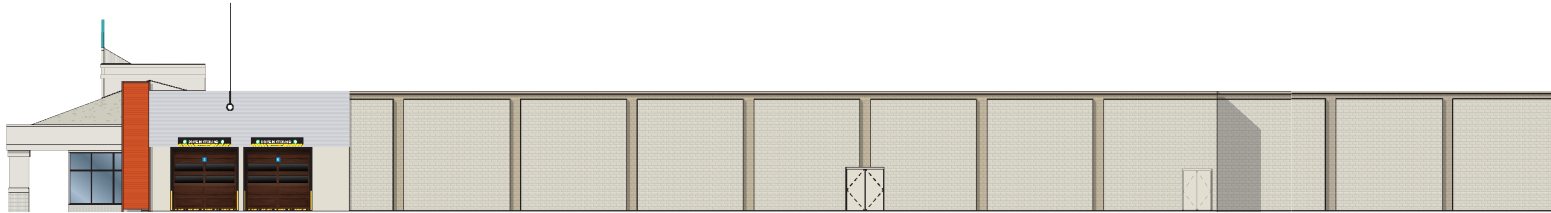
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MOVING & STORAGE OF EAST TOWN

4110 E. Sprague Ave. Spokane, WA 99202

CHANGE IN MATERIAL CREATING ARCHITECTURAL
INTEREST ABOVE STORAGE ENTRANCES.



2 WEST ELEVATION

COMMUNITY LIFESTYLE THAT
DISPLAYS THE NORTHWEST REGION.



3 EAST ELEVATION

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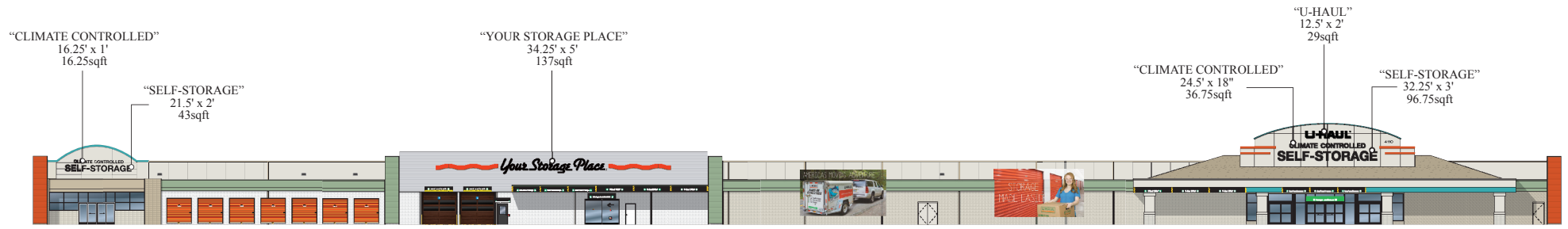
June 18, 2020

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MOVING & STORAGE OF EAST TOWN

4110 E. Sprague Ave. Spokane, WA 99202



1 NORTH ELEVATION

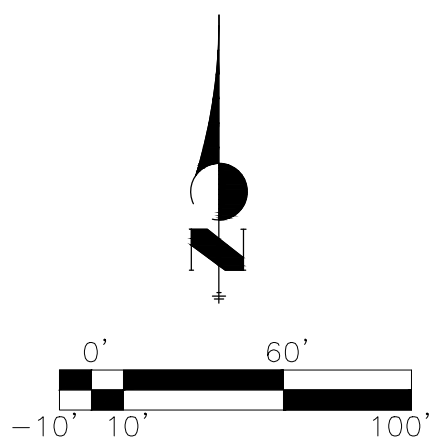
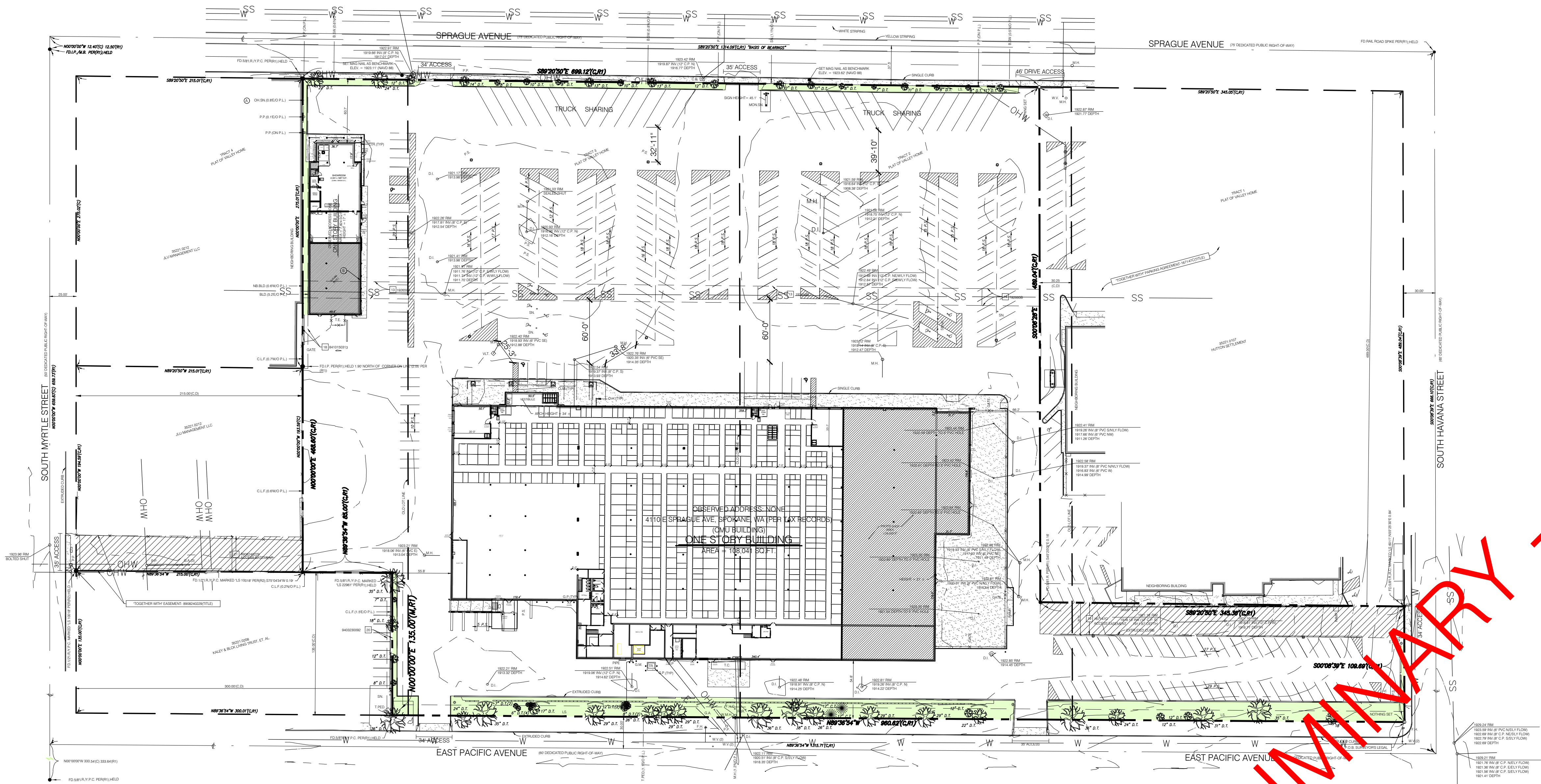
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ARCHITECTURAL DESIGN & FACILITY IMAGING

June 18, 2020

Conceptual renderings are subject to change and should not be implemented.



SITE AERIAL

SCALE: N.T.S.



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

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

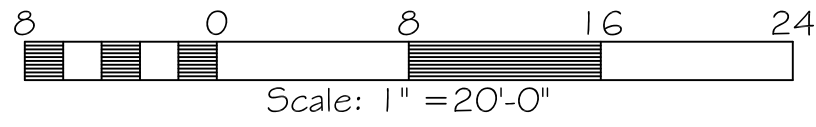
NO.	DATE	INITIALS	NOTES
1	07/30/19	BDC	ADDED S/R
2	08/23/19	BDC	REV'S PER EUS REVIEW
3	08/29/19	BDC	STG REV'S; ADDED EASEMENTS
4			
5			
6			
7			
8			

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY

Since the last design review meeting we have redone our conceptual drawings to take the following into consideration. The mock storage units that previously were extending up above the roof line on the North side of the building have been relocated. We are still proposing to have them on the North side of the building just down at ground level. We have also taken into consideration the South elevation of the building and have switched the color scheme to include two colors rather than just all white, adding a color change at each vertical pilaster as previously recommended. We also added some additional life style graphics with a more outdoor themed background on them in various spots around the building to allude to the INW region more. The style of block previously used on the block wall along the South side of the property is no longer available, but we have found a close match in style. We plan to restore that wall rebuilding the two sections that have been previously removed. Any sections that have missing or damaged block will be rebuilt with the sample of block we submitted. The decorative portion of those walls will remain unpainted, but will be pressure washed to clean the block. The solid CMU portions of the wall will be painted with the relaxed khaki paint shown in the updated conceptual drawings to match the South elevation of the building. Copies of our landscaping plans were submitted as well to show what types of plant materials will be used to meet the L2 landscape requirements for the property. Providing the filtered screening between our property and the residential neighborhood along Pacific Ave. With all of these items being considered and the changes we have made since our last work shop we will have resolved all of the concerns that were discussed.



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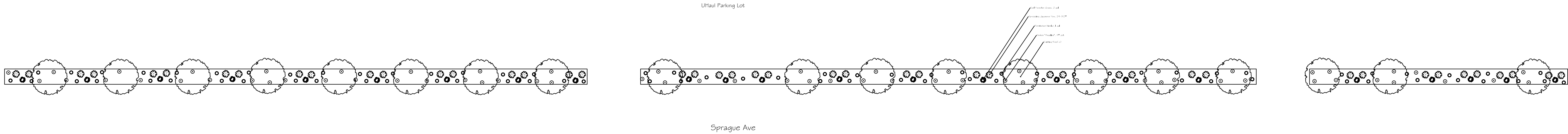


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DATE STARTED	Q/Q/2017
LAST REVISED	Q/Q/2017
DRAWN BY	CB
PLOT SCALE	SEE DRAWING

STAMP

SHEET 1 OF 1



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



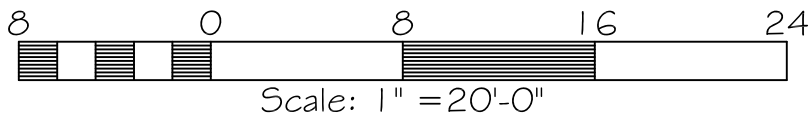
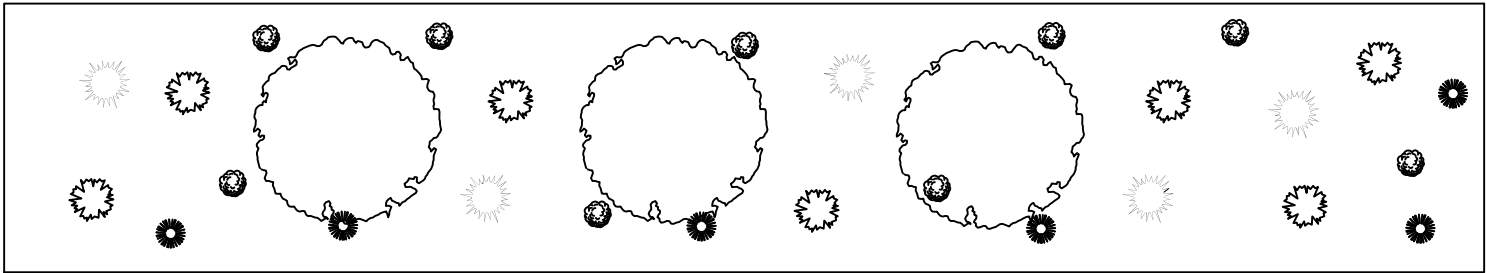
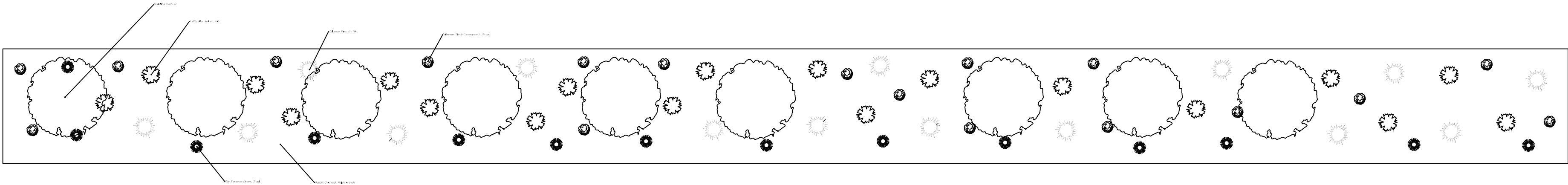
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Fax: 509.926.0271
Free: 1.888.509.707.7950
Web: www.haaselandscapes.com
E-mail: info@haaselandscapes.com



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SW Corner Parking Lot



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DATE STARTED	Q/Q/2017
LAST REVISED	Q/Q/2017
DRAWN BY	CB
PLOT SCALE	SEE DRAWING

STAMP

SHEET 1 OF 1

UHaul

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Spokane, WA 99202
Landscape Plan

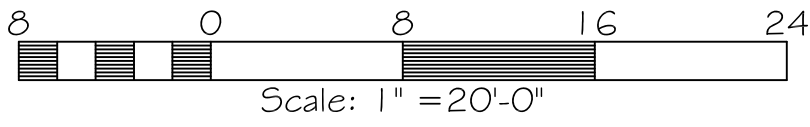
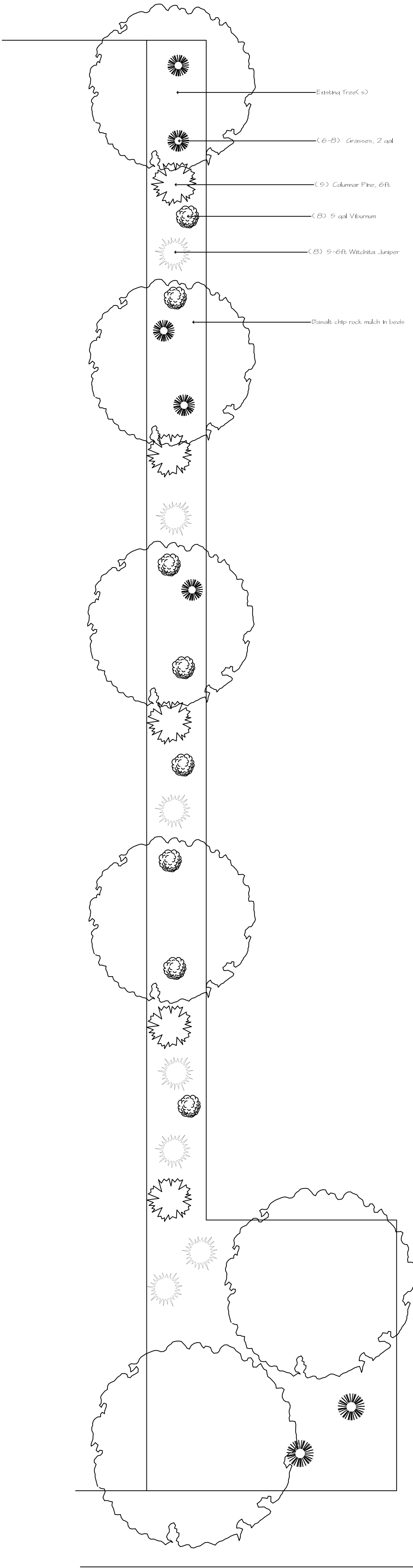
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E-mail: info@haaselandscapes.com



S:\CUSTOMER 2020\UHAUL\PROTO-2018-1.DWG

Apartment Bldgs



ALL IDEAS, DESIGNS, ARRANGMENTS, PLANS, AND DRAWINGS ON THIS SHEET ARE THE PRODUCT OF AND OWNED BY HAASE LANDSCAPE, INC. AND MAY NOT BE USED WITHOUT PERMISSION. EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS BY HAASE LANDSCAPE, INC. HOWEVER, THE SUB-CONTRACTOR, CONTRACTOR, ETC, SHALL CHECK AND VERIFY ALL.

DATE STARTED	01/01/2017
LAST REVISED	01/01/2017
DRAWN BY	CB
PLOT SCALE	SEE DRAWING

STAMP

SHEET 1 OF 1

UHaul

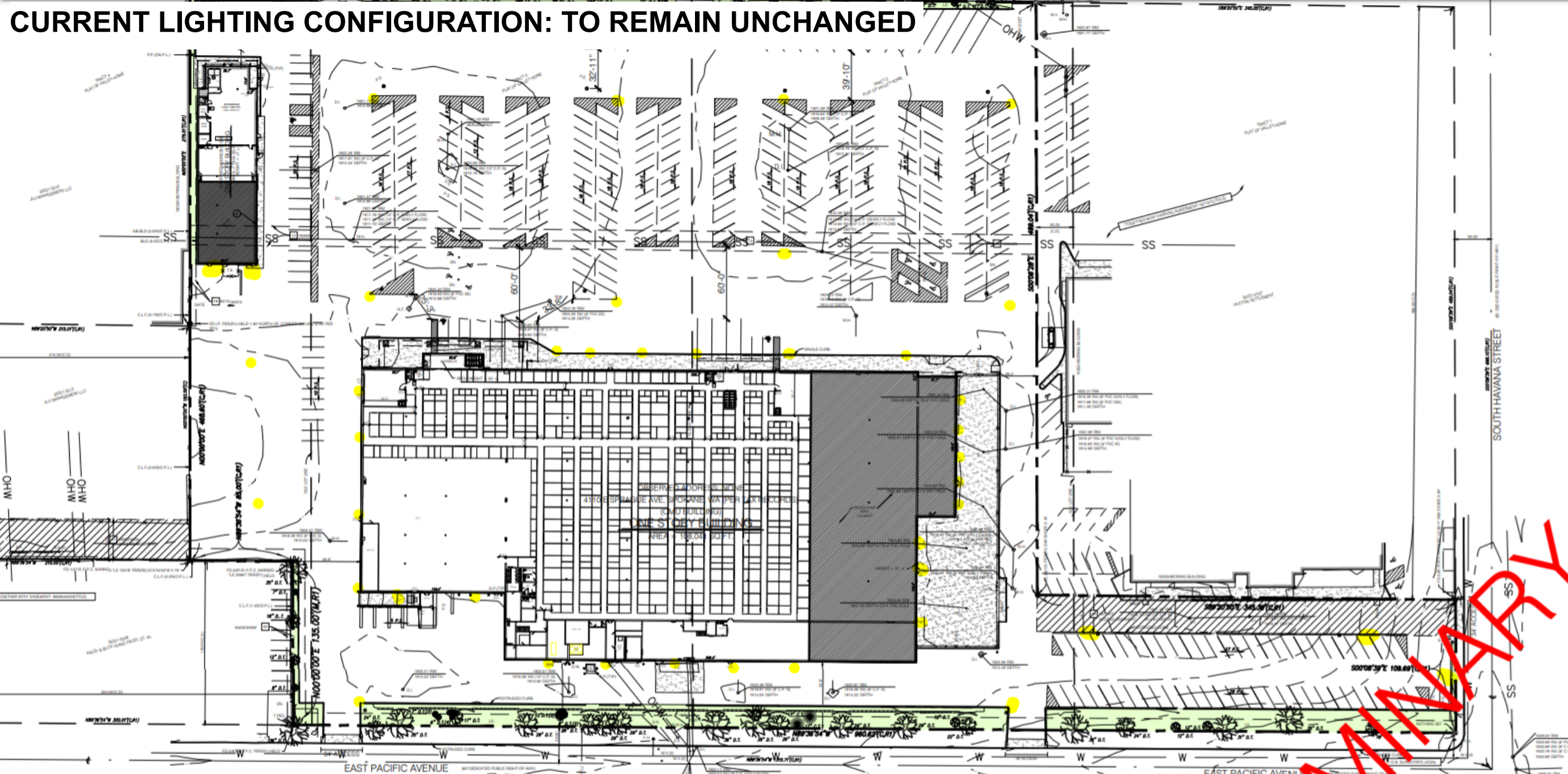
4110 E. Sprague Ave
Spokane, WA 99202
Landscape Plan

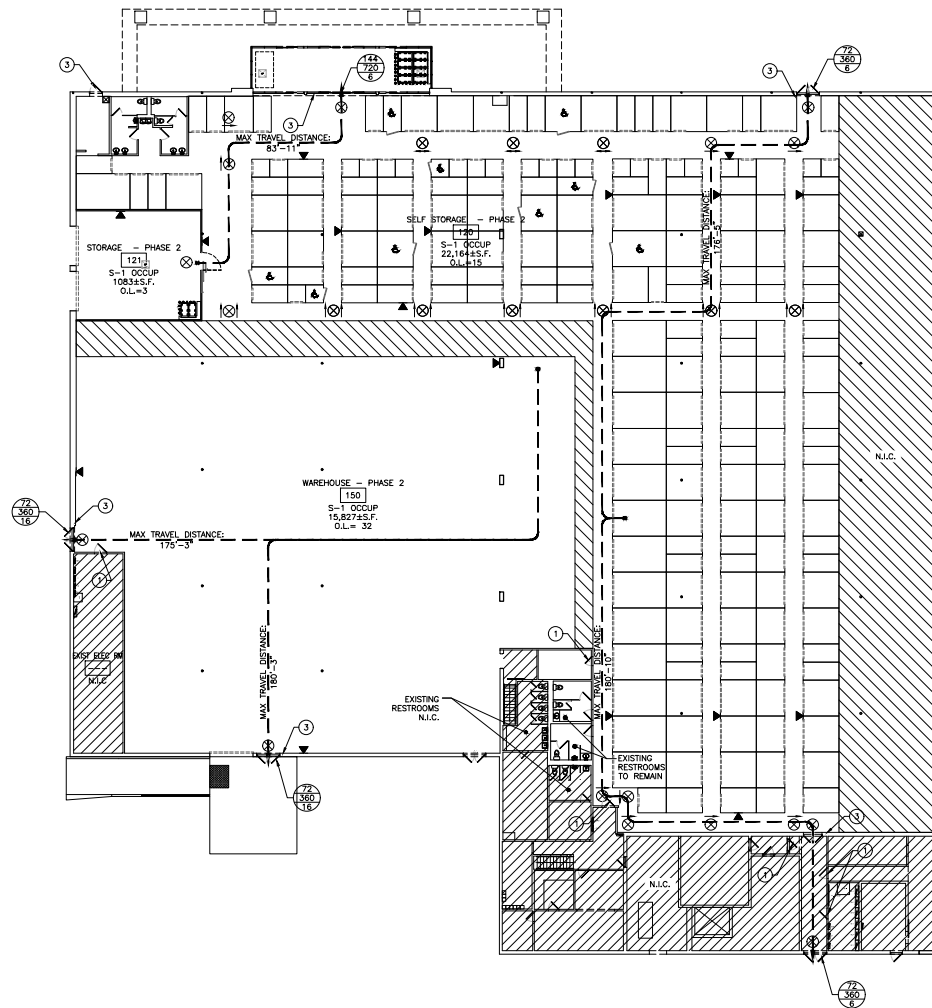
E. 12202 Thorpe Road
Spokane, WA 99206

Tel: 509.926.7950
Fax: 509.926.0271
Free: 1.888.509.707.7950
web: www.haaselandscapes.com
E-mail: info@haaselandscapes.com



CURRENT LIGHTING CONFIGURATION: TO REMAIN UNCHANGED





1 FIRST FLOOR EGRESS PLAN BUILDING 'B'

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

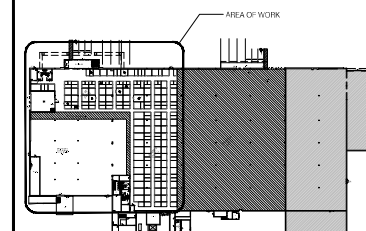
KEY PLAN

N.T.S.

- THE PATH OF EXIT TRAVEL TO EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF I.F.C. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED, AS NECESSARY, TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET (30480 MM) FROM THE NEAREST VISIBLE SIGN.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT-CANDLES (54") FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES, UNIT EQUIPMENT AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.
- ANY TIME A BUILDING OR PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT THE INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY.
- PROVIDE TACTILE EXIT SIGNS IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE AT 60" ABOVE FINISHED FLOOR, SO THAT THEY ARE FULLY VISIBLE WHEN THE DOOR IS IN AN OPEN OR CLOSED POSITION IN THE FOLLOWING LOCATIONS:
 - EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD, "EXIT."
 - EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
 - "EXIT STAIR DOWN"
 - "EXIT RAMP DOWN"
 - "EXIT STAIR UP"
 - "EXIT RAMP UP"
 - EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
 - EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR HALLWAY THAT IS REQUIRED TO HAVE VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
- PROVIDE A MINIMUM OF (1) 2A-10BC FIRE EXTINGUISHER PER 3,000 SQUARE FEET OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET, MOUNTED IN AN ACCESSIBLE LOCATION.
- LOCATE FIRE EXTINGUISHERS AT A MAX. TRAVEL DISTANCE OF 75'-0" APART OR PER THE DIRECTION OF THE FIRE MARSHAL. EXTINGUISHER LOCATIONS ARE NOTED BY PLAN SYMBOL.
- PROVIDE A KNOX BOX AND FIRE RISER ROOM SIGNAGE AT THE FIRE SPRINKLER RISER ROOM.
- SEE FLOOR PLANS FOR WALL INFORMATION AND FIRE RESISTANCE RATING.

- ▼ FIRE EXTINGUISHER - FINAL LOCATION AND QUANTITY TO BE FIELD VERIFIED
- ⊗ EXIT SIGNS
- PATH OF EGRESS TRAVEL
- 1-HOUR FIRE RATED BARRIER
- ① NO EXIT - EXISTING DOOR MAINTAINED IN A CLOSED AND LOCKED POSITION
- ② TACTILE EXIT SIGN LOCATION
- ③ TACTILE ACCESSIBLE EXIT SIGN LOCATION SEE T3.1 FOR MORE INFORMATION
- CLEAR WIDTH
- MAXIMUM EXIT CAPACITY
- ACTUAL EXIT CAPACITY
- TRAVEL DISTANCE ALLOWED: SEE T1.2
- MAXIMUM TRAVEL DISTANCE: 180'-10"

EGRESS NOTES AND SYMBOLS



SHEET NOTES:

- REFER TO SHEET A2.2 FOR WALL TYPES AND RELATED NOTES
- REFER TO SHEET A2.3 FOR DOOR TYPES AND RELATED NOTES
- REFER TO SHEET A2.4 FOR WINDOW TYPES, FINISH SCHEDULE AND RELATED NOTES
- ALL DOOR AND WINDOW UNDOINGS ARE TO CENTER LINE OF ROUGH OPENING
- WORKING DRAWING: ELECTRICAL & MECHANICAL SYSTEMS TO REMAIN. STORAGE LOCKERS AND TO COMPLY WITH U-HAUL STANDARD CONFIGURATION
- REFER TO U-HAUL INTERNATIONAL STANDARD SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL REQUIREMENTS
- SEE UH FACILITY MANUAL AND DIRECTIONAL SIGNAGE BOOK FOR ADDITIONAL INFORMATION/REQUIREMENTS AND FINISH SCHEDULE
- ALL SECTIONS ARE SUBJECT TO APPROVAL BY OWNER-NO SUBSTITUTIONS

REVISIONS:

NO.	DATE	DESCRIPTION
1	06/08/20	ISSUED FOR PERMIT
2	06/08/20	ISSUED FOR PERMIT
3	06/08/20	ISSUED FOR PERMIT
4	06/08/20	ISSUED FOR PERMIT
5	06/08/20	ISSUED FOR PERMIT
6	06/08/20	ISSUED FOR PERMIT
7	06/08/20	ISSUED FOR PERMIT
8	06/08/20	ISSUED FOR PERMIT
9	06/08/20	ISSUED FOR PERMIT
10	06/08/20	ISSUED FOR PERMIT

PROFESSIONAL SEAL:



ARCHITECT LOGO:



SITE ADDRESS:

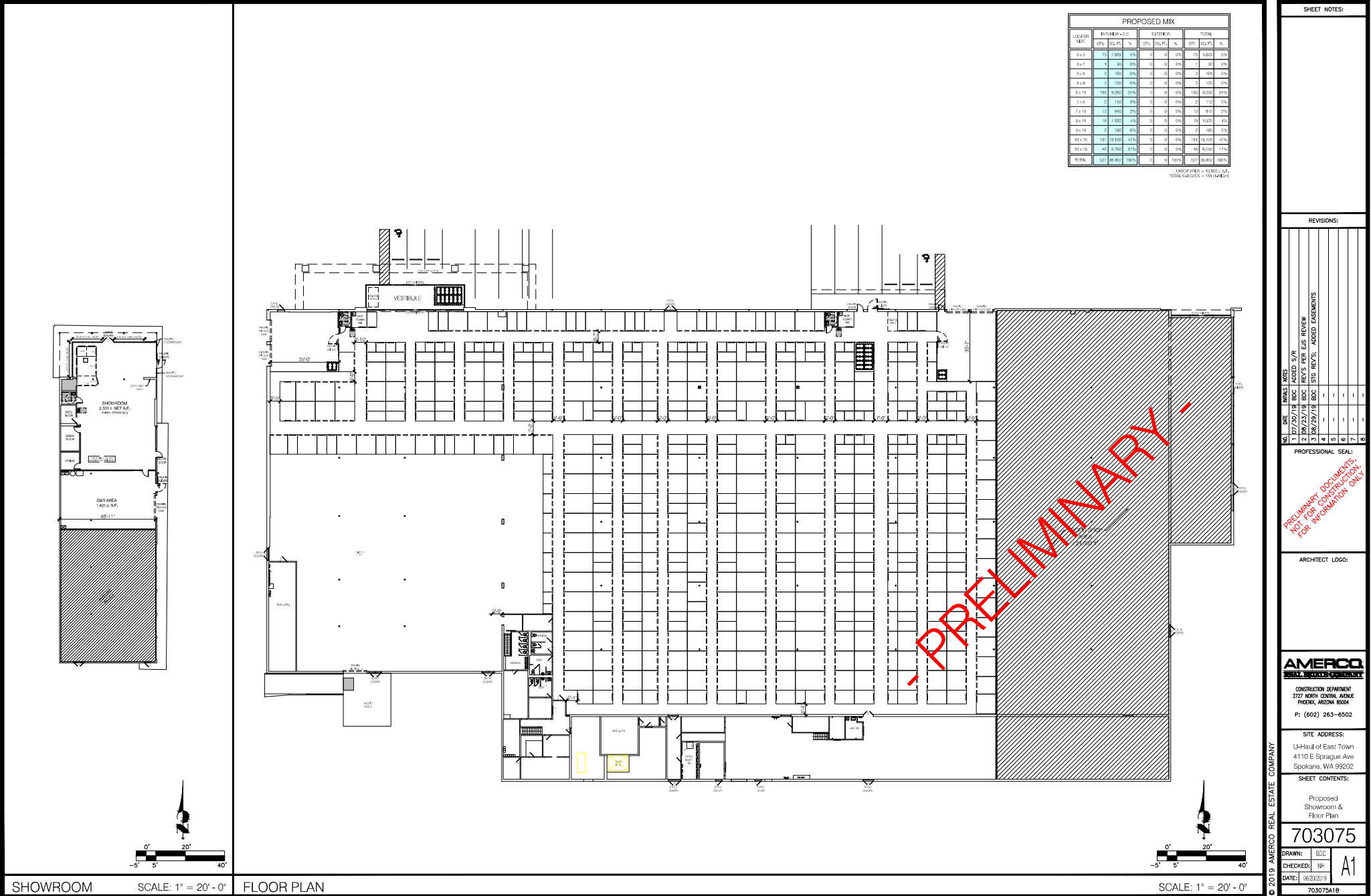
U-Haul of EAST TOWN
4110 E SPRAGUE AVE
SPOKANE, WA 99202

SHEET CONTENTS:

FIRST FLOOR
EGRESS PLAN
BUILDING 'B'

703075

DRAWN: [initials]
CHECKED: AVL
DATE: 06/01/2020
T2.2



PROPOSED MIX									
LOCKER SIZES	INTERIOR - CLO			EXTERIOR			TOTAL		
	SQ. FT.	SQ. FT.	%	SQ. FT.	SQ. FT.	%	SQ. FT.	SQ. FT.	%
8 x 6	75	1,800	6%	0	0	0%	75	1,800	6%
8 x 7	1	30	0%	0	0	0%	1	30	0%
8 x 8	1	30	0%	0	0	0%	1	30	0%
8 x 9	1	30	0%	0	0	0%	1	30	0%
8 x 10	100	8,000	24%	0	0	0%	100	8,000	24%
7 x 8	1	10	0%	0	0	0%	1	10	0%
7 x 10	13	840	2%	0	0	0%	13	840	2%
8 x 10	19	1,520	4%	0	0	0%	19	1,520	4%
8 x 12	1	100	0%	0	0	0%	1	100	0%
8 x 15	101	18,100	47%	0	0	0%	101	18,100	47%
8 x 16	40	6,400	17%	0	0	0%	40	6,400	17%
TOTAL	202	28,420	100%	0	0	0%	202	28,420	100%

LOCKER AREA - 13,000 S.F.
TOTAL LOCKERS - 101 (448 S.F.)

SHEET NOTES:

REVISIONS:

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
SPokane, WA 99202
P: (509) 263-6502

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

SHEET CONTENTS:
Proposed
Showroom &
Floor Plan

703075

DRAWN: BDC

CHECKED: NH

DATE: 06/23/2019

A1

703075A1B

U-Haul of East Town

1 - Program Review/Collaborative Workshop

May 13, 2020



From :
Design Review Board
 Kathy Lang, Chair

 c/o Dean Gunderson, DRB
 Secretary
 Neighborhood & Planning Services
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :
 Matthew Schaub, U-Haul

CC :
 Louis Meuler, Interim Planning Director
 Tami Palmquist, Development Services

Based on review of the materials submitted by the applicant and discussion during the May 13, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Site

- 1. The applicant shall return with a developed landscape plan that illustrates how the type L2 landscape requirement will be met along Sprague Avenue and Pacific Avenue.**

***Please see the following Mini-Storage Design Considerations:** 17C.350.040.C. Landscaping and Screening.*

***Please see the following Mini-Storage Design Guidelines:** A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.*

***Please see the following Comprehensive Plan Goals and Policies:** LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

- 2. Given the contrast between Residential and Commercial zones, the applicant shall give consideration to filtered views, utilizing evergreen conifers, with consideration for selective removal of some of the deciduous trees. Specifically, the landscape along Pacific Avenue should strive to provide a filtered visual screen of the vehicles, portable storage units, and other non-structural utility items that may contain signage and graphics while providing for pedestrian security.**

***Please see the following Mini-Storage Design Considerations:** 17C.350.040.C. Landscaping and Screening.*

***Please see the following Mini-Storage Design Guidelines:** A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.*

***Please see the following Comprehensive Plan Goals and Policies:** LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, DP 1.2*

New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

3. **The applicant will return with solutions for how they plan to fully restore the CMU fence along Pacific Avenue.**

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.3 Exterior Vertical Surfaces and 17C.350.040.A.6 Fencing.

Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, A.3 Fences and Walls, B.1 General Design, Entries and Streetscape, and C.3 Screening and Separation.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.

Building

4. **The Applicant is strongly encouraged to return with further improvements to the south elevation of the building - such as using the existing modulations (vertical recesses at pilasters) to create opportunities for variations in the paint scheme. Suggest using more subtle shade difference in the colors, more than using brighter hues.**

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors.

Please see the following Mini-Storage Design Guidelines: A.3 Fences and Walls, B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

5. **The applicant shall explore ways and means of architectural and signage expression that allude to the Spokane and Inland Northwest region.**

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors, 17C.350.040.A.3 Exterior Vertical Surfaces, 17C.350.040.A.4 Unique Architectural Features, and 17C.350.040.B Signs.

Please see the following Mini-Storage Design Guidelines: B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale, and B.3 Signage.

Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

6. **The applicant is further encouraged to explore allusory imagery, in lieu of mock parapet storage units.**

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors, and 17C.350.040.A.4 Unique Architectural Features.

Please see the following Mini-Storage Design Guidelines: B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale.

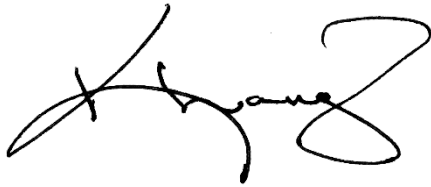
Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

7. The board supports the applicant's retainage of the existing roof design, as a unique architectural feature.

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.1 Minimum Roof Pitch.

Please see the following Mini-Storage Design Guidelines: B.2 Building Proportions, Size & Scale.

Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods

A handwritten signature in black ink, appearing to read 'Kathy Lang', with a large, stylized flourish at the end.

Kathy Lang, Chair, Design Review Board

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



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Building B. Design

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1

ARCHITECTURAL RENDERINGS





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Paint Callout

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

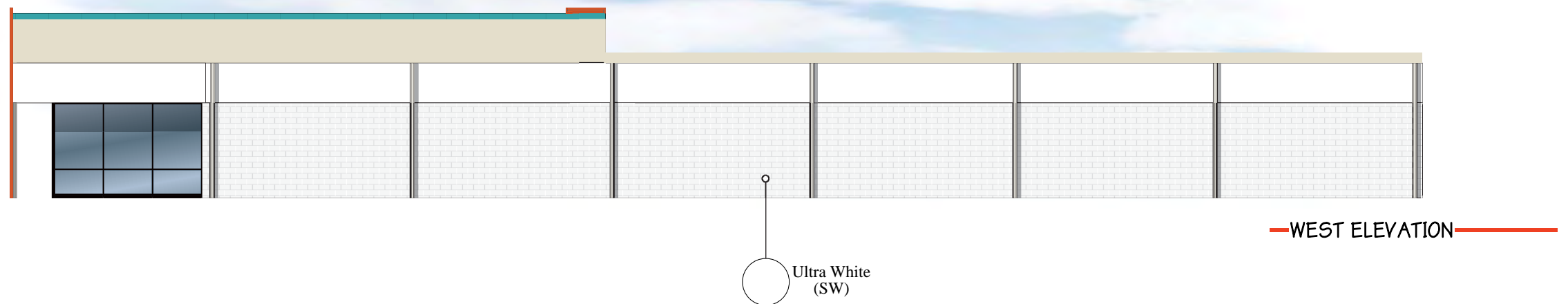
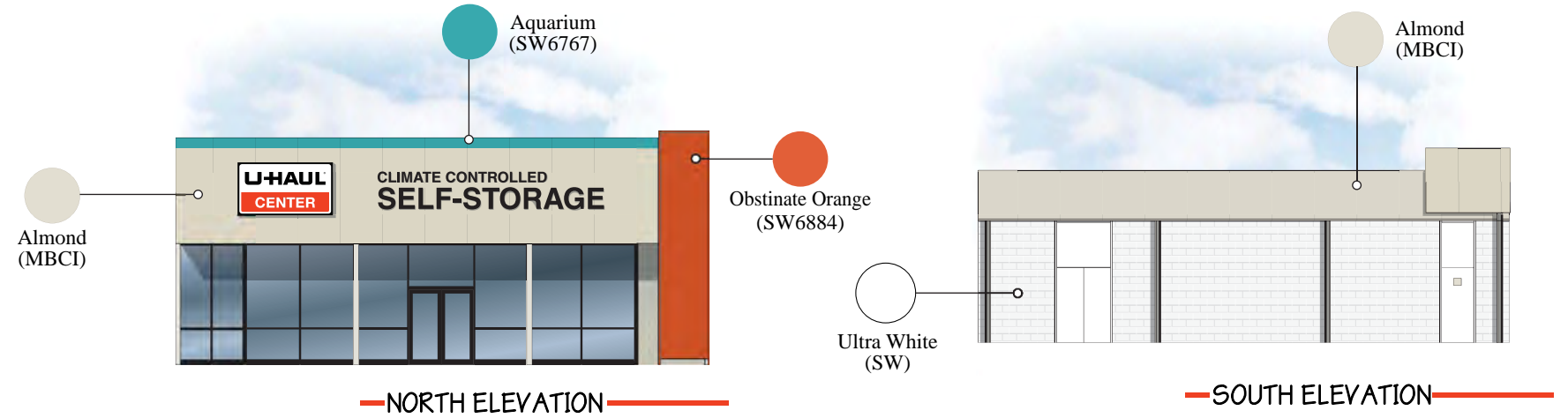
Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:

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





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Material Callout

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

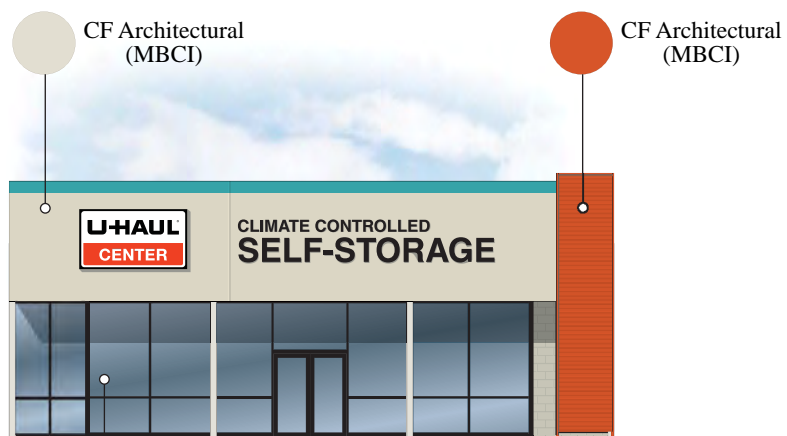
Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1

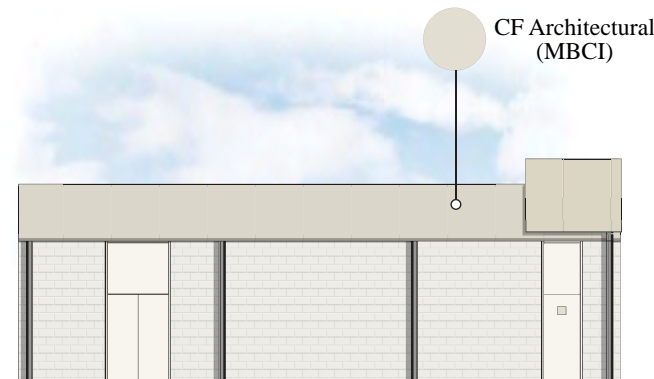
Additional Notes:

MATERIAL CALLOUT



— NORTH ELEVATION —

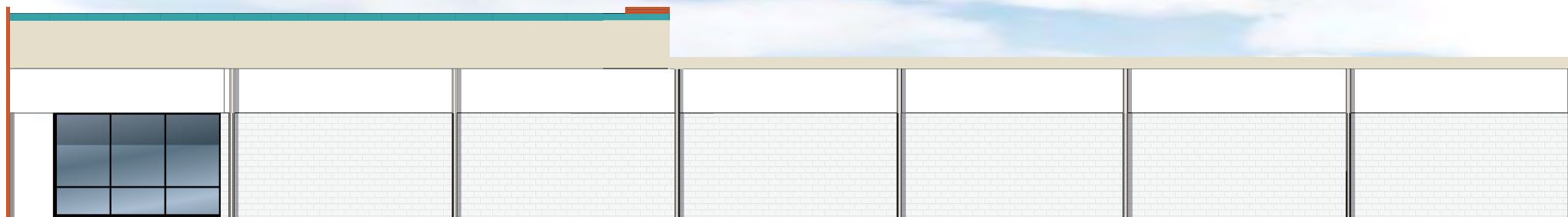
GENEROUS USE OF GLASS
NEAR STOREFRONT



— SOUTH ELEVATION —



— EAST ELEVATION —



— WEST ELEVATION —

SIGN CALLOUT



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Sign Callout

Client:



789066

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
Pending Approval
703075 MSTR Art-KU01

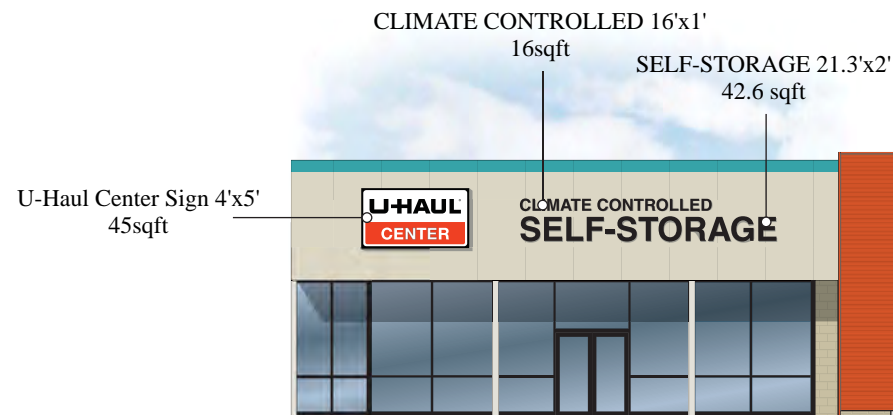
Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

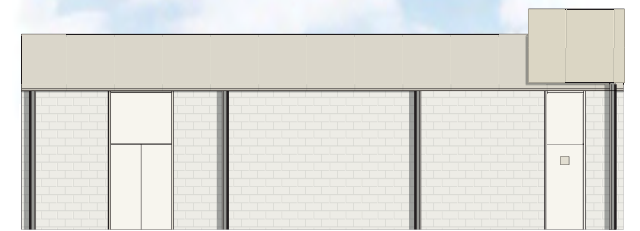
Additional Notes:



ARCHITECTURAL DESIGN & FACILITY IMAGING



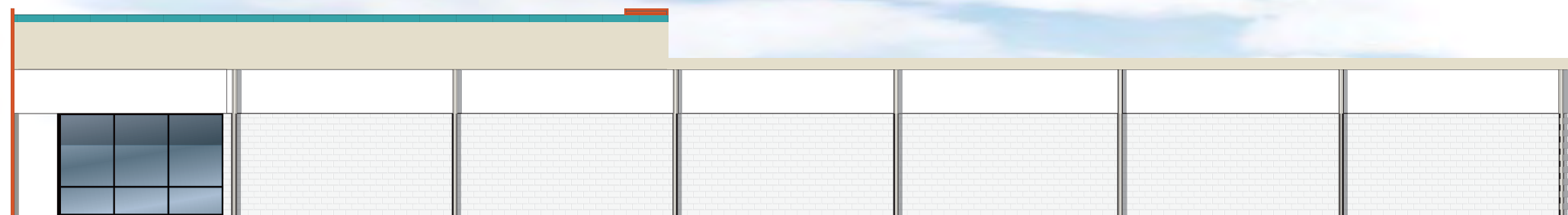
— NORTH ELEVATION —



— SOUTH ELEVATION —



— EAST ELEVATION —



— WEST ELEVATION —



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Building A. Design

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

ARCHITECTURAL RENDERINGS





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Paint Callout

Client:

703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

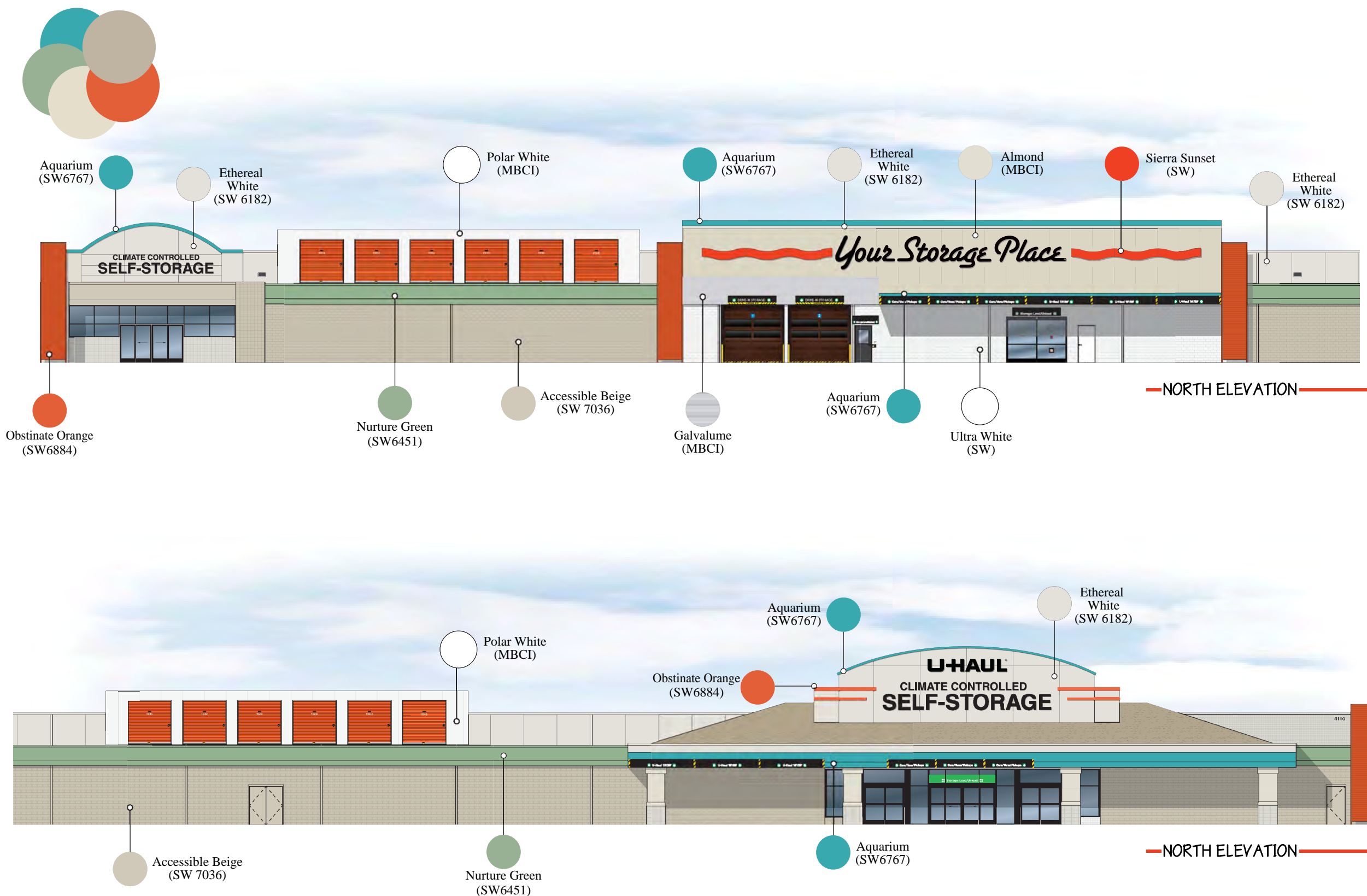
Additional Notes:



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING

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





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Material Callout

Client:

703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

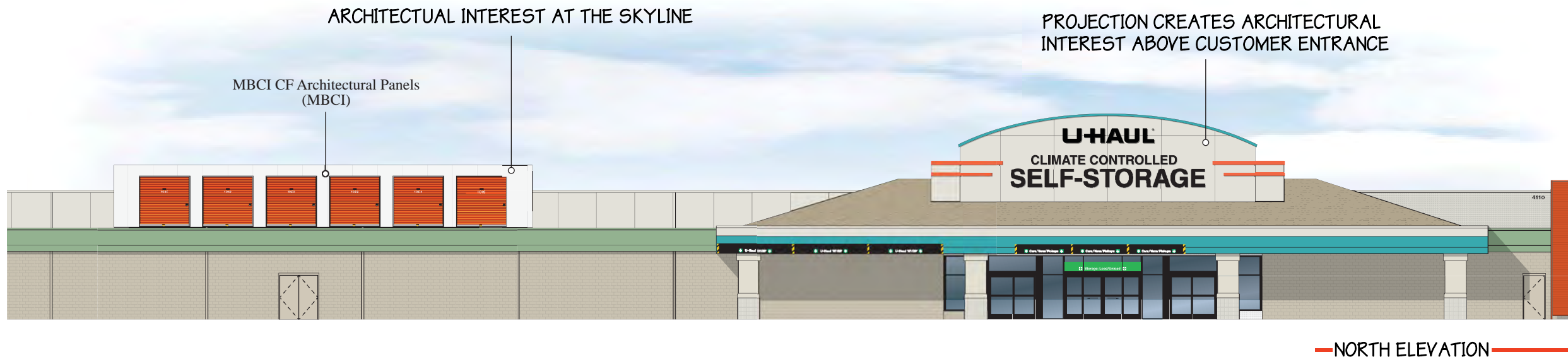
Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:

MATERIAL CALLOUT





Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Sign Callout

Client:

789066

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

Additional Notes:

SIGN CALLOUT

"CLIMATE CONTROLLED"
16.25' x 1'
16.25sqft

"SELF-STORAGE"
21.5' x 2'
43sqft

"Your Storage Place"
42.83' x 6.25'
267.68 sqft



— NORTH ELEVATION —

"CLIMATE CONTROLLED"
23.41' x 18"
35.16sqft

"U-HAUL"
12.5' x 2.25'
28.12 sqft

"SELF-STORAGE"
21.5' x 2'
93.75sqft



— NORTH ELEVATION —



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Paint Callout

Client:

703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

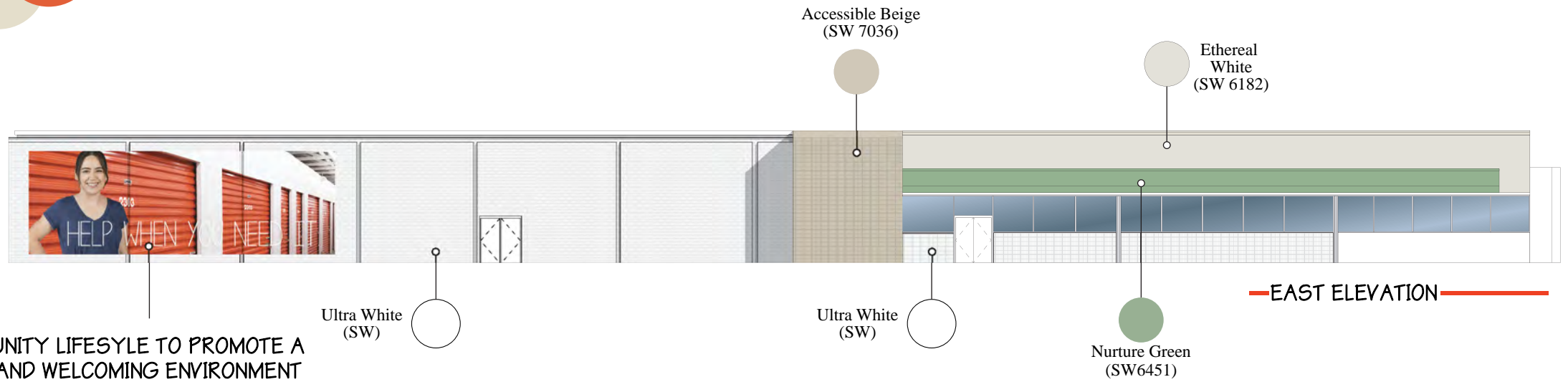
Conceptual
Pending Approval
703075 MSTR Art-KU01

Jobs Accomplished:

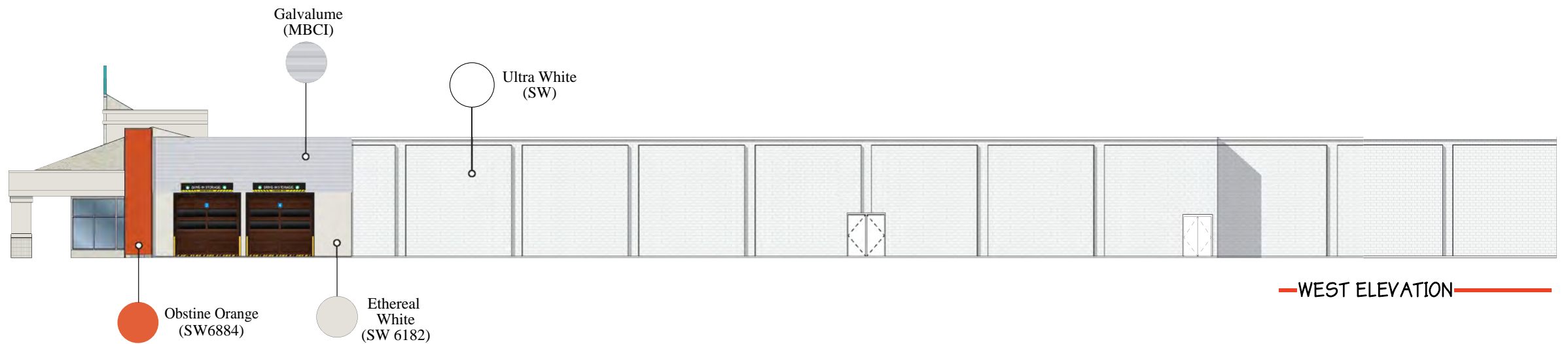
Concept Design - 1
Design Presentation - 1

Additional Notes:

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



—EAST ELEVATION—



—WEST ELEVATION—



—SOUTH ELEVATION—



Moving & Storage
of East Town

Date:

February 5th, 2020

Description:

Material Callout

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Imaging
703075 MSTR Art-KU01

Jobs Accomplished:

Concept Design - 1
Design Presentation - 1

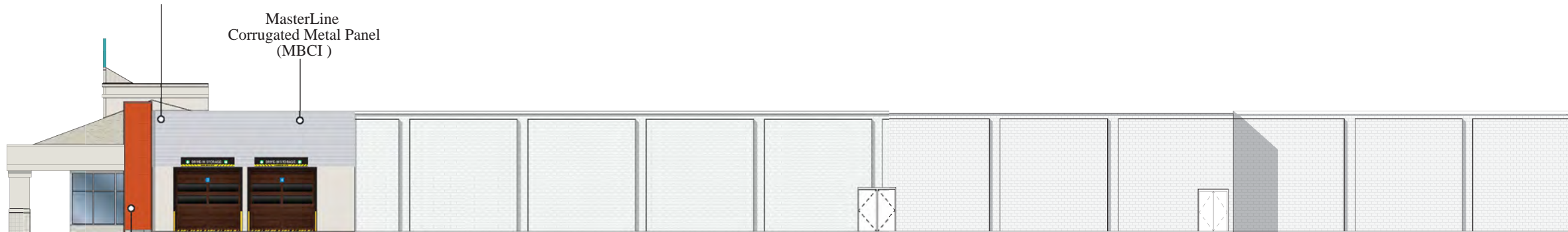
Additional Notes:

MATERIAL CALLOUT

COMMUNITY LIFESTYLE TO PROMOTE A
SAFE AND WELCOMING ENVIRONMENT



ARTISTIC USE OF MATERIALS
CREATING ARCHITECTURAL
INTEREST AT THE SKYLINE



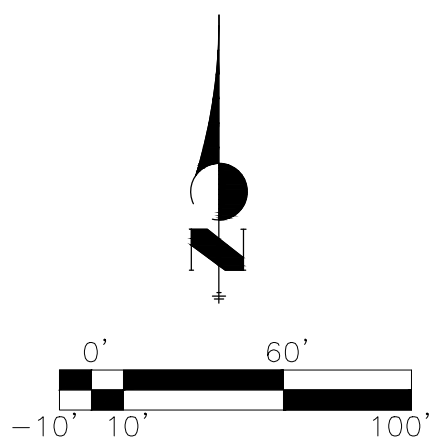
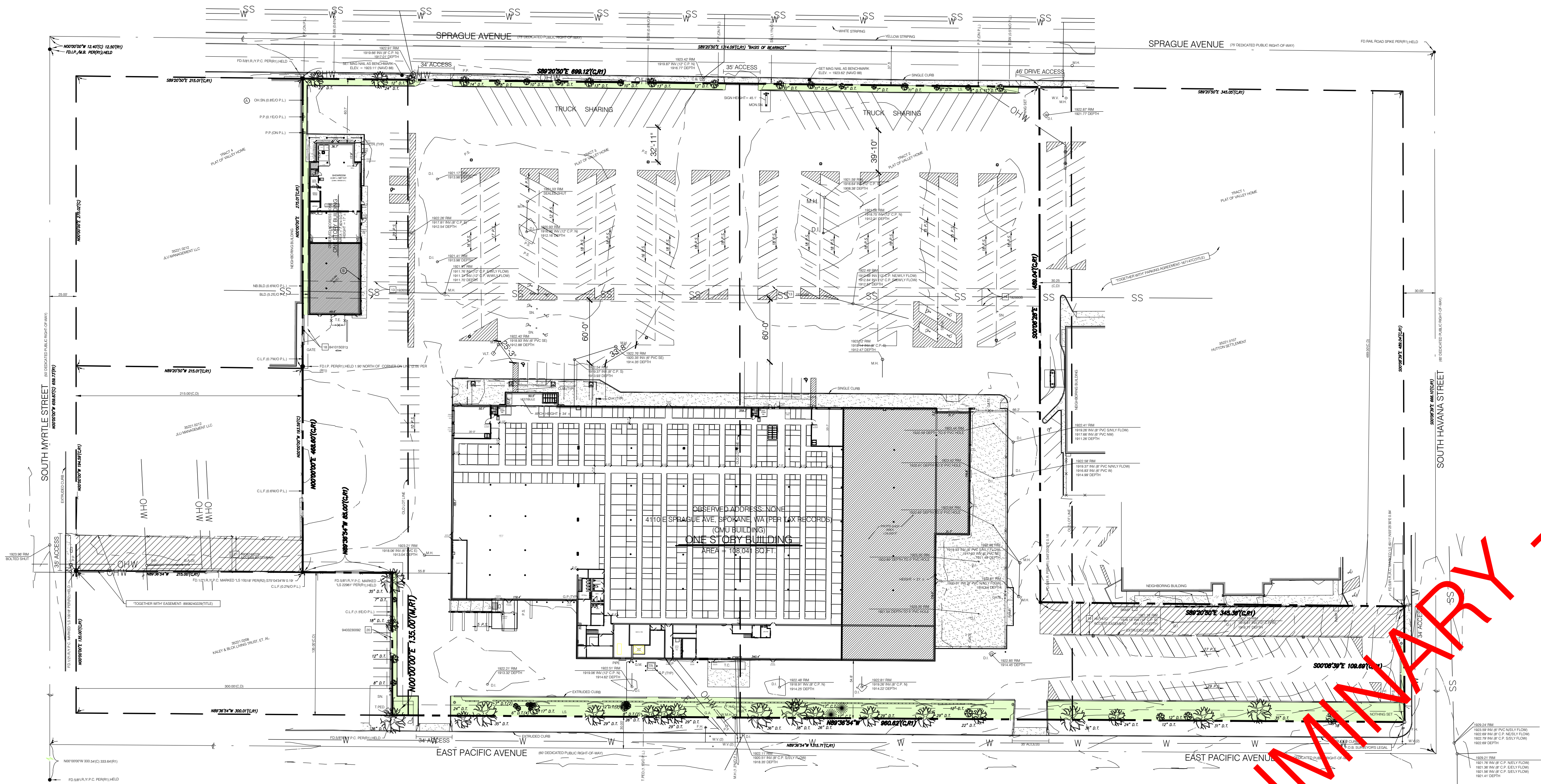
—WEST ELEVATION—

7.2 Corrugated
Metal Panels
(MBCI)

MasterLine
Corrugated Metal Panel
(MBCI)



—SOUTH ELEVATION—



SITE AERIAL

SCALE: N.T.S.



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

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

SHEET NOTES:

REVISIONS:

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

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

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

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

SHEET CONTENTS:
Proposed
Site Plan

703075

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

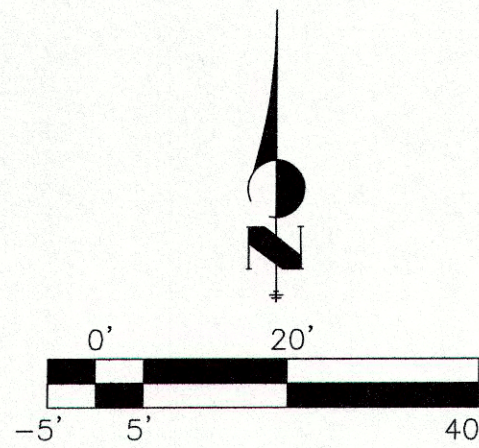
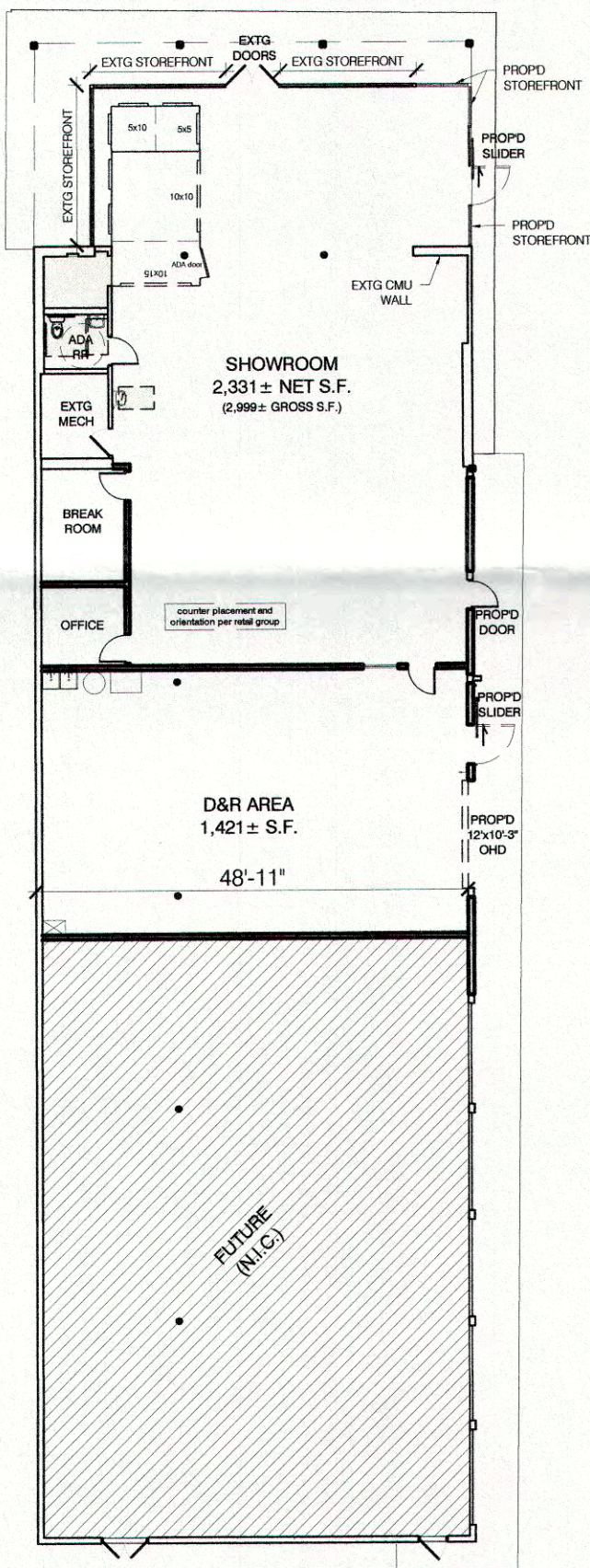
SP1

703075A1B

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

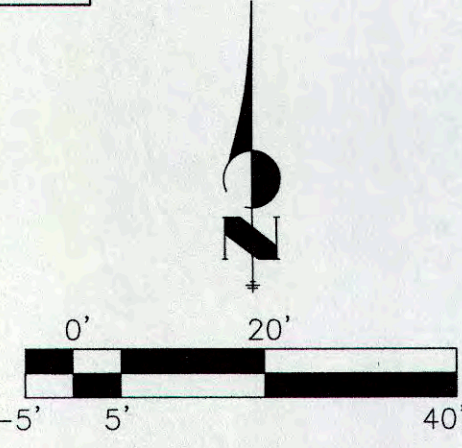
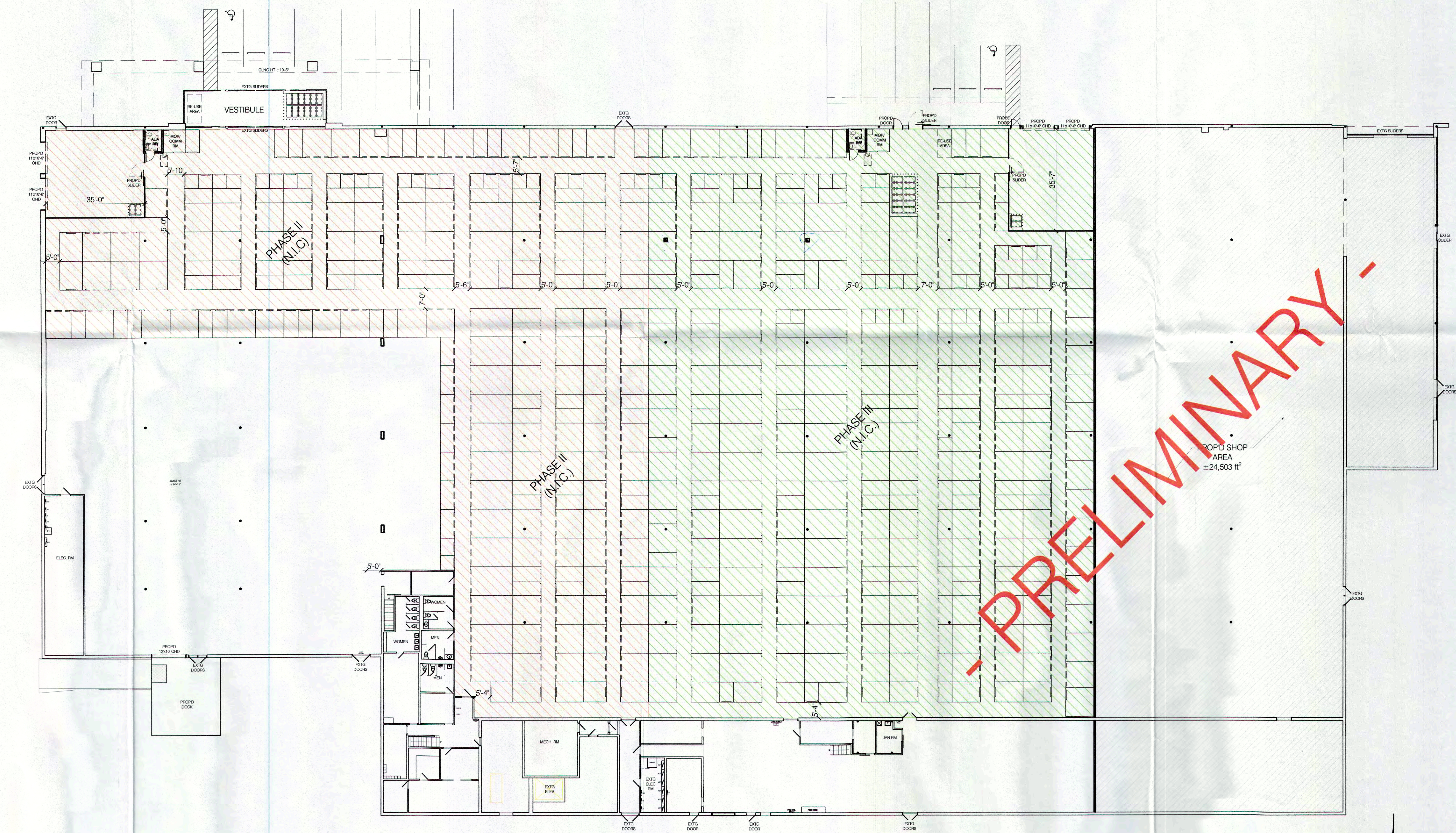
U-BOX AREA = 13,950 S.F.
TOTAL U-BOXES = 14,910 (HIGH)

[Signature]
10/20



SHOWROOM

SCALE: 1" = 20' - 0"



FLOOR PLAN

SCALE: 1" = 20' - 0"

SHEET NOTES:

REVISIONS:

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

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2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

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

SHEET CONTENTS:

Proposed
Showroom &
Floor Plan

703075

DRAWN: BDC

CHECKED: NH

DATE: 06/20/2019

A1

703075A1B

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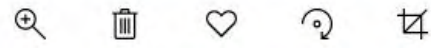
U-HAUL Of East Town
4110 E. Sprague Ave.
Spokane, WA 99202

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

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

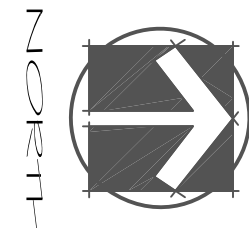
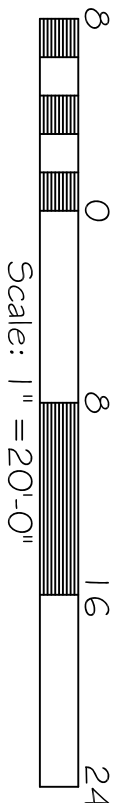
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DATE STARTED 06/20/17

LAST REVISED 06/20/17

DRAWN BY CB

PLOT SCALE SEE DRAWING

STAMP

SHEET 1 OF 1

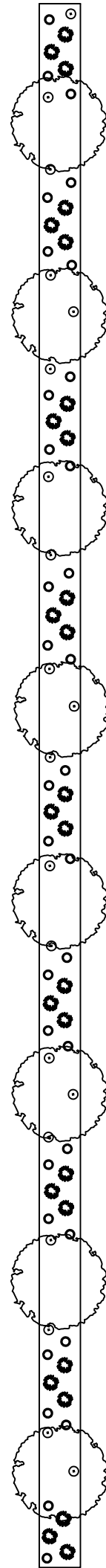
UHaul

4110 E. Sprague Ave
Spokane, WA 99202
Landscape Plan

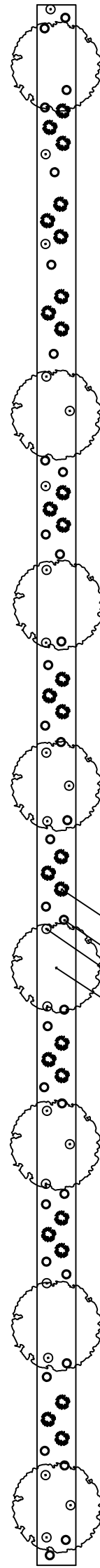


E. 12202 Thorpe Road
Spokane, WA 99206

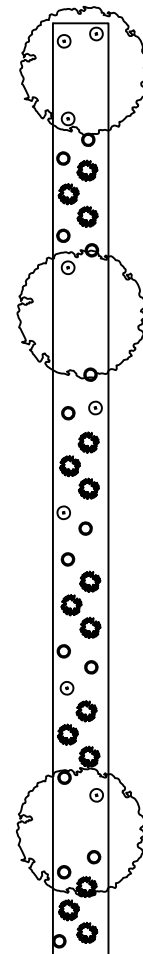
Tel: 509.926.7950
Fax: 509.926.0271
Free: 1.888.509.707.7950
web: www.haaselandscapes.com
E-mail: info@haaselandscapes.com



UHaul Parking Lot



Sprague Ave





Moving & Storage
of East Town

Date:

April 2, 2020

Description:

Building B. Design

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

Concept Design - 2
Design Presentation

ARCHITECTURAL RENDERINGS





Moving & Storage
of East Town

Date:

April 2, 2020

Description:

Paint Callout

Client:



703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

Concept Design - 2
Design Presentation - 1

Additional Notes:

Obstinate Orange
(SW6884)



Aquarium
(SW6767)



Nurture Green
(SW6451)



Almond
(MBCI)



Ultra White
(SW)



Ethereal White
(SW6182)



Almond
(MBCI)

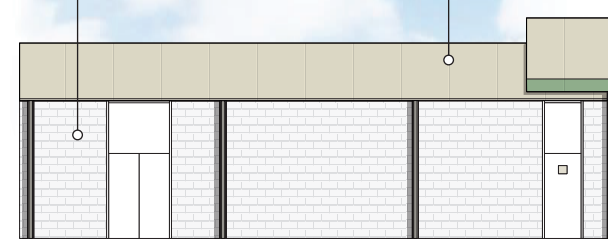
Aquarium
(SW6767)



NORTH ELEVATION

Ultra White
(SW)

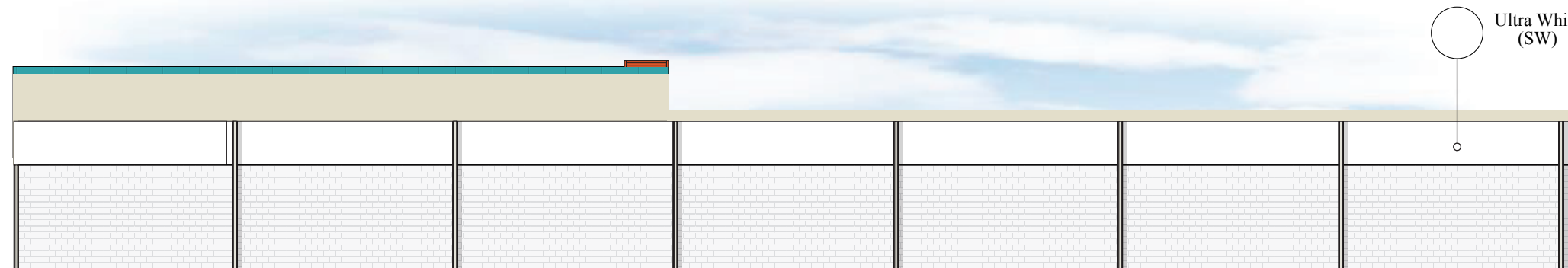
Almond
(MBCI)



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC.

ARCHITECTURAL DESIGN & FACILITY IMAGING



Moving & Storage
of East Town

Date:

April 2, 2020

Description:

Material Callout

Client:

 703075

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

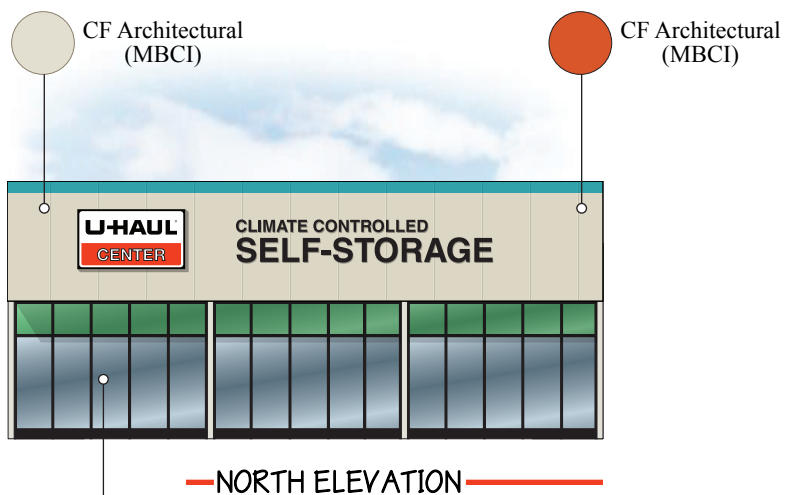
Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

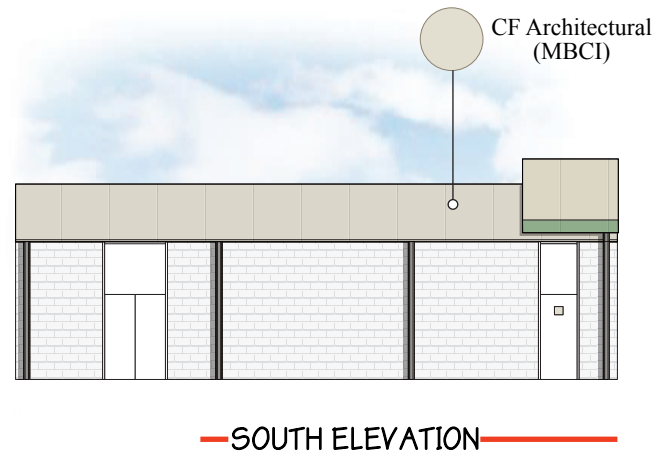
Concept Design - 2
Design Presentation

Additional Notes:

MATERIAL CALLOUT

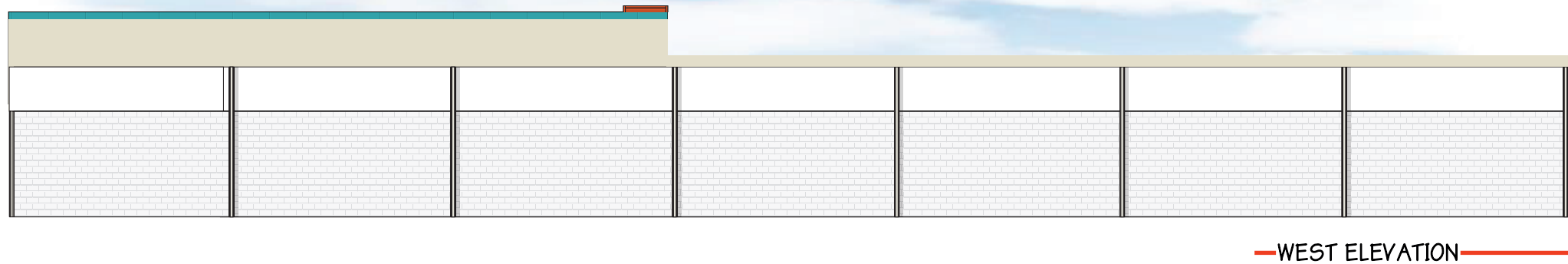


GENEROUS USE OF GLASS
NEAR STOREFRONT



VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

PROJECTION CREATES ARCHITECTURAL
INTEREST ABOVE CUSTOMER ENTRANCE



SIGN CALLOUT



Moving & Storage
of East Town

Date:

April 2, 2020

Description:

Sign Callout

Client:



789066

East Town:

4110 E Sprague Ave
Spokane, WA 99202

Project Status:

Conceptual
703075 MSTR Art-KU02

Jobs Accomplished:

Concept Design - 2
Design Presentation

Additional Notes:

