



# Spokane Design Review Board

Wednesday, August 26, 2020

5:30-8:50 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 – 7:50	5) <a href="#">Radio Park Apartments / KXLY Recommendation Meeting</a>	Taylor Berberich
	• Staff Report.....	15-20 m
	• Applicant Presentation.....	25 m
	• Public Comments and Board Q & A .....	25 m
	• Board Discussion and Motion(s).....	60 m

## Board Business:

7:50 – 8:15	6) Approve the <a href="#">8/26/2020</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, September 23, 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 0468** 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.

# KXLY Radio Park Apartments

## 1 - RECOMMENDATION MEETING

### Design Review Staff Report

September 4, 2020


**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

**Applicants:**

 Mike Stanicar,  
 Bernardo Wills Architects

## Background

The Design Review Board Collaborative Workshops were held on April 2, 2020.

*The following materials are supplemental to this report:*

- *Design Review Staff Report | Program Review/Collaborative Workshop, April 10, 2020*
- *Design Review Board | Collaborative Workshop Advisory Actions, April 22, 2020;*
- *City of Spokane Planning | ISP Implementation Memo, February 2, 2016*

## 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 April 22, 2020 as follows (the applicant's responses are noted in *blue italics*, any staff comments are noted in **blue bold**):

Note: the Applicant has provided additional clarification regarding secure bike storage. The Applicant intends to provide approximately 45 bike lockers in the parking garage in addition to bike storage options and work benches at some of the upper floors of the apartment complexes (which will have direct access to the parking garages).

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

*The development team has engaged representatives of the City Traffic Engineering department concerning the pedestrian crossing at Regal. In response, the City has requested analysis from a traffic engineer that discusses interaction with driveway turning movements, the technical character and nature of the crossing, existing and future automobile and pedestrian volumes, etc. Once the engineering data has been prepared, the developer and City will discuss the most technically appropriate and mutually agreed upon location to ensure the public's safety.*



**Staff Comment:** The Applicant has not shown any specific location for a pedestrian crossing of Regal Street, pending the completion of the traffic report.

In the Integrated Site Plan (ISP), and the subsequent approved revisions to that plan, the location of the pedestrian crossing of Regal was nearest the plaza located at the northeastern corner of Pad/Building “C” in the Phase I development. This location would align with the full ingress/egress curb-cut to the Target parcel on the eastern side of the Regal right-of-way and provide neighborhood pedestrian connectivity via internal sidewalks. See Additional Topics for Discussion #2.

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

*A primary shared-use pathway (as required by the ISP), runs adjacent to northern property line. Pedestrian pathways throughout the site will provide connectivity to the new multi-use field, access points to the adjacent park and the shared-use pathway.*

**Staff Comment:** Per the ISP Implementation Memo under the Urban District section, “Whenever possible, driveways shall be aligned across Regal and Palouse to allow driveways to transition to future urban-style intersections and shall be located appropriately to provide urban-scale blocks.”

The requirement to provide urban-scale blocks is to provide pedestrian and bicycle connectivity as well as to ease vehicular turning movements. The Board’s Advisory Action notes that this connectivity requirement relates to the need to provide internal shared-use pathway connections. See Additional Topics for Discussion #2, #3, and #5.

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

*Ponderosa Pine trees have been incorporated into the planting plan in larger site areas suitable for establishing to maturity with consideration given for winter shade issues on pavements and maintenance issues caused by pine tar and needle droppings. A minimum of 8 trees will be planted to mitigate trees removed. Plant material size will be specified to promote establishment.*

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

*Site layout, grading and the use of plantings are used for establishing views for tenants, as well as, providing public pedestrian wayfinding, security and screening for tenant privacy.*

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

*The use of decorative hardscape, amenities including site furnishings, lighting and wayfinding will be used to implement the “Kit of Parts” from the approved ISP into the apartment development. A consistent architectural vernacular will help establish and define the parameters of the village environment.*

*Buildings: Creating articulation of the building envelope, pedestrian scale wainscot, court yards, exterior color, texture, pattern and detailing to provide cohesive and inviting exterior aesthetic.*

*Hardscape Treatment: Use of color and textured concrete paving patterns to direct primary and secondary circulation through the development and establish the cohesive village environment.*

*Amenities- Site Furnishings: Coordinated site furnishings that complement the South Gateway to Spokane from Palouse Highway with integration of the ISP “Kit of Parts” will also help define a cohesive village environment concept.*

*Exterior Lighting: Coordinate product lighting materials, color and textures with themed lighting styles defined by the Southgate Integrated Site Plan that complement the contemporary architectural style of the building.*

*Wayfinding Components: Wayfinding signage will be developed using a contemporary style and materials consistent with, and complimentary of the architectural character of the apartment building and the ISP. Site related materials from the community plaza (see below) will be incorporated into the feature using similar paving materials, patterns, colors and textures.*

**Staff Comment: The Applicant’s reference to a community plaza under their wayfinding components (see page 15 of the applicant packet), is the plaza being constructed by the applicant in the Phase I portion of the development (in the Southgate Sports Complex).**

**See Additional Topic for Discussion #3.**

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

*The building envelope design has been articulated to break up the mass of the structure with pedestrian scale components that feature varying materials colors and textures to create detailed interest.*

*Public/private interface has been created to allow connectivity through the public spaces to access adjacent public amenities while maintain some private spaces for residents.*

**Staff Comment: The Applicant has not discussed the frontages along the north-running thoroughfare, and potential plaza locations and treatments.**

- 7. The applicant shall return with fully developed elevations of the buildings including but not limited to:  
Materiality, glazing/window locations, primary entrances and entrance treatments, balconies, roof treatments and projections.**

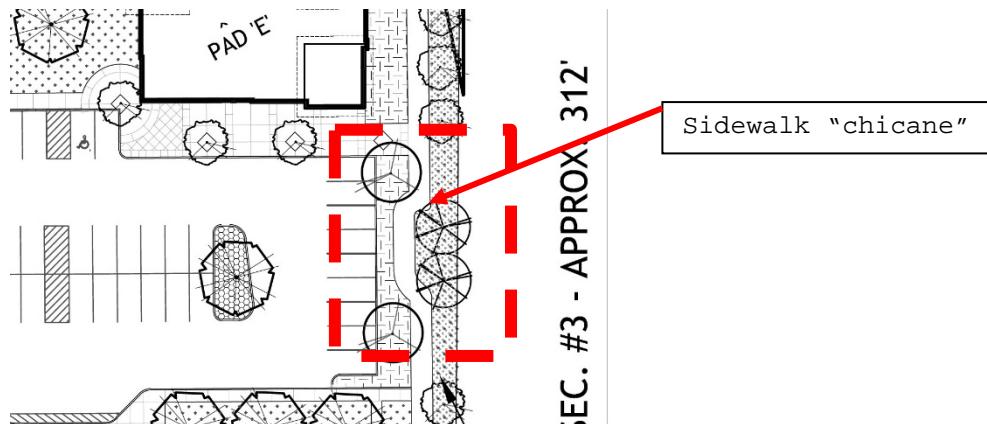
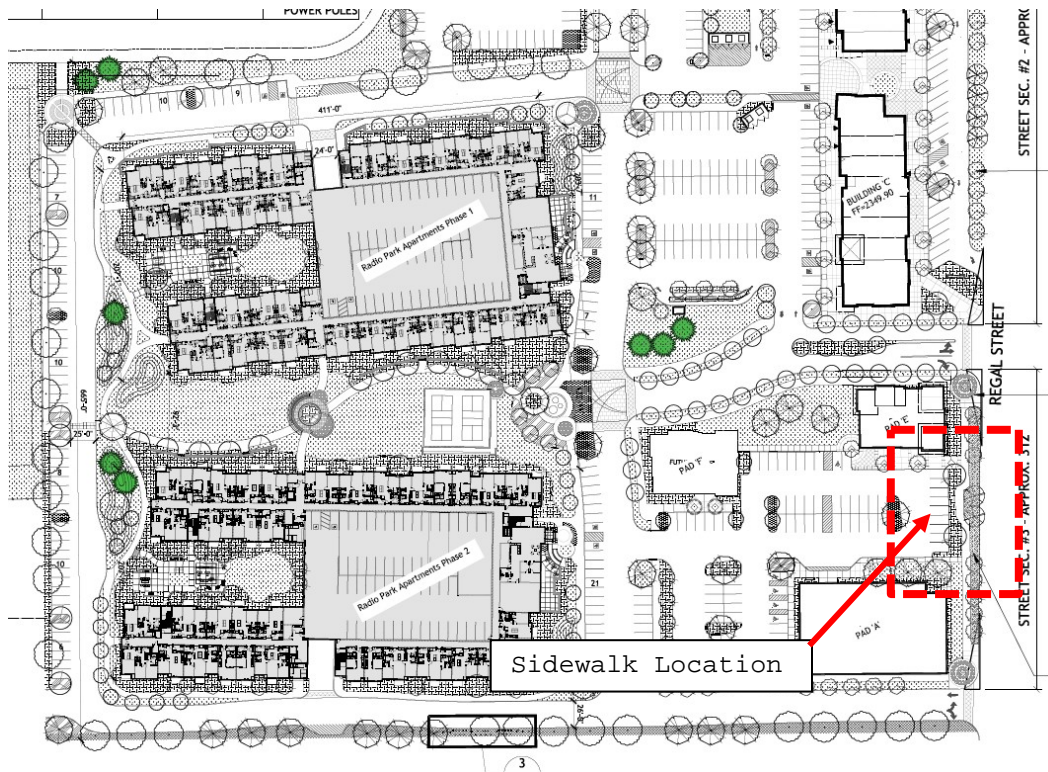
The fiber cement siding will be a mix of flat panel, lap, and shiplap styles. Varying colors and styles, including a “stained wood” accent, will break up the wall elevations to provide articulation, in addition, to the varying wall depths along any façade. The vinyl windows, glass doors and mechanical louvers are to match in color. Metal balconies and railings are to have a black or dark bronze powder coated finish.

**Staff Comment: The Applicant has presented detailed information for the residential structures, but not the outlying pad buildings and associated public realm components.**

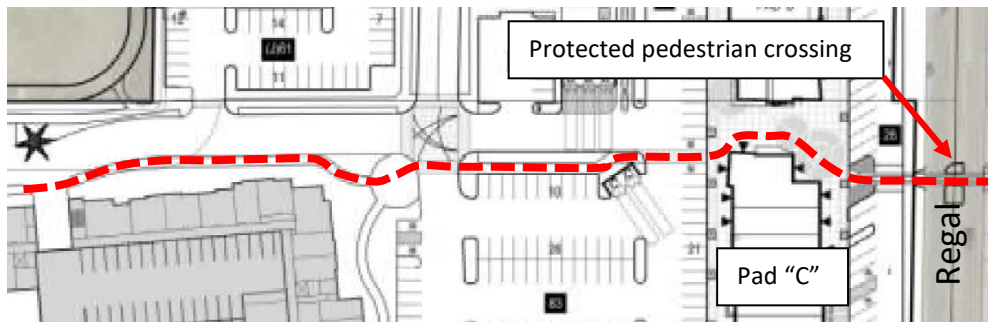
## Additional Topics for Discussion

Based on the August 19, 2020 applicant design submittal, staff offers the following additional topics for discussion based on the additional design information provided in the submittal:

1. Staff observed a portion of sidewalk along Regal that diverts pedestrians around a landscape bed. Is there an opportunity to create a more direct walking path to avoid the creation of “desire line paths” through the landscape bed that would be precipitated by such a “chicane”?

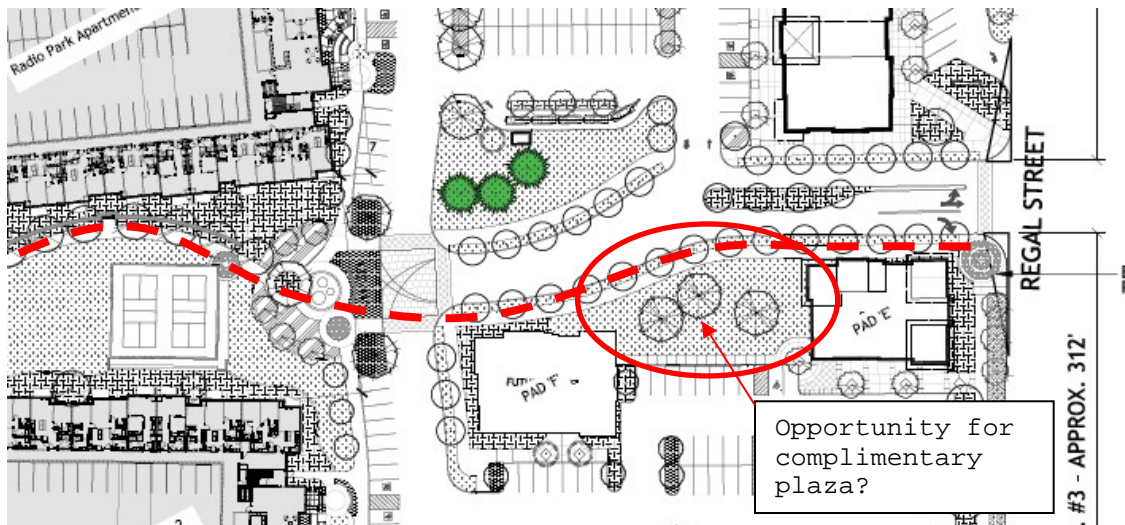


2. As the previous location for the pedestrian crossing of Regal Street was anchored by a pedestrian-scaled plaza and the final location of the crossing may detach the improvement from the plaza anchor, what recommendation can the Board provide to the Applicant and the Action Approving Authority to ensure that the public plaza, public realm, and street improvements continue to meet the requirements of the ISP and the ISP Implementation Memo?



*Previously Approved location of Pedestrian Crossing (indicating neighborhood connectivity)*

3. In regard to the Applicant's response to Advisory Action #5, along with building finishes, lighting, and wayfinding signage, prior agreements defined an urban village as providing a range of public realm spaces (public plazas, active and passive greenspaces, etc.). The outlying pads within the Phase I Re-evaluation Area do not provide opportunities for outdoor dining or seating; which would capitalize on the shared use path alignment.



The Applicant has stated that the site and building design for the Phase I Re-evaluation Area has not yet been finalized and has agreed that the design review of this area will be conducted in the future. Does the Board have any recommendations regarding the provision of personal services, retail, and associated outdoor plaza space along the shared use path alignment (consistent with the previously agreed to definition of an urban village)?



4. As the Applicant has provided an accessible pedestrian crossing of the north leg of the circulation drive, would it be appropriate to extend a paved pathway to the Southgate Neighborhood Shared Use Path along the fields of the Southeast Sports Complex?



5. The Applicant has indicated in a section detail that the primary shared use path (which runs between the two residential structures and links to Regal Street) is 8' wide, but the site development plan indicates a width of approximately 5'. Does the board have a recommendation regarding the preferred width of this improvement, given that the City of Spokane standard minimum shared use path width is 10'?
6. The Applicant is proposing providing a view-obscuring partition between adjacent outdoor patios for ground floor residential units. As the sidewalk and open space between the apartment buildings will provide a direct line of sight into the ground floor residential units, would the Board recommend providing a view-obscuring partition around each outdoor patio to preserve tenant privacy?

## 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  
ORD-C34469 Development Agreement  
ISP Implementation Memorandum

# KXLY Radio Park Apartments

## 1 - Program Review/Collaborative Workshop

Design Review Staff Report

April 10, 2020

**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

Neighborhood &amp; Planning Services

808 W. Spokane Falls Blvd.

Spokane, WA 99201

**Applicants:**

Mike Stanicar, Bernardo Wills Architects

Gretchen Renz, Bernardo Wills Architects

### Design Review Board Authority

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

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

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

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, this subject to design review because of the Development Agreement between the City of Spokane and the developer. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**.

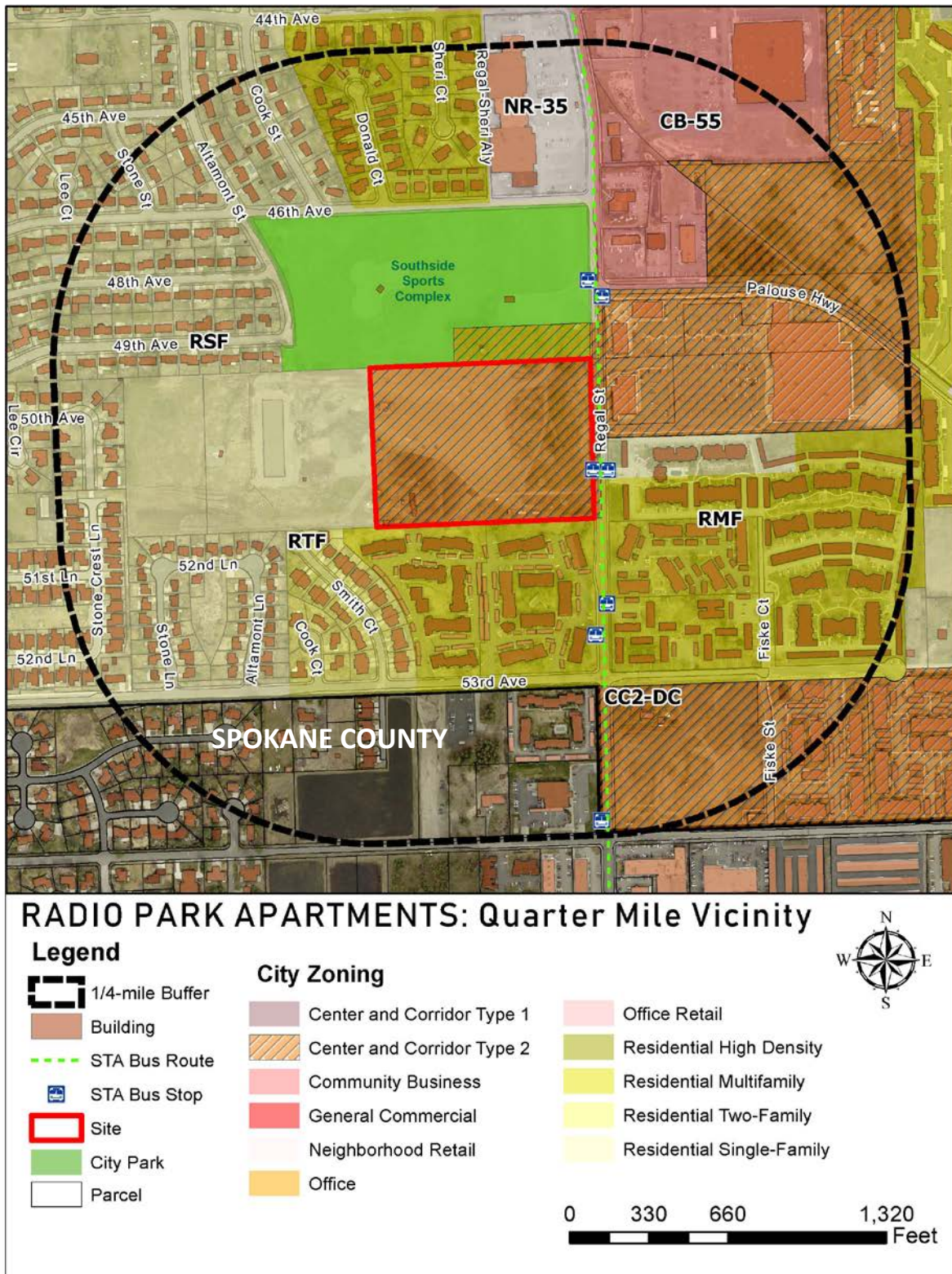
#### Recommendations.

Recommendations of the Design Review Board will be forwarded to the Planning Director and the chair of the Southgate Neighborhood Council.

#### Project Description

Please see applicant's submittal information.

## Location & Context

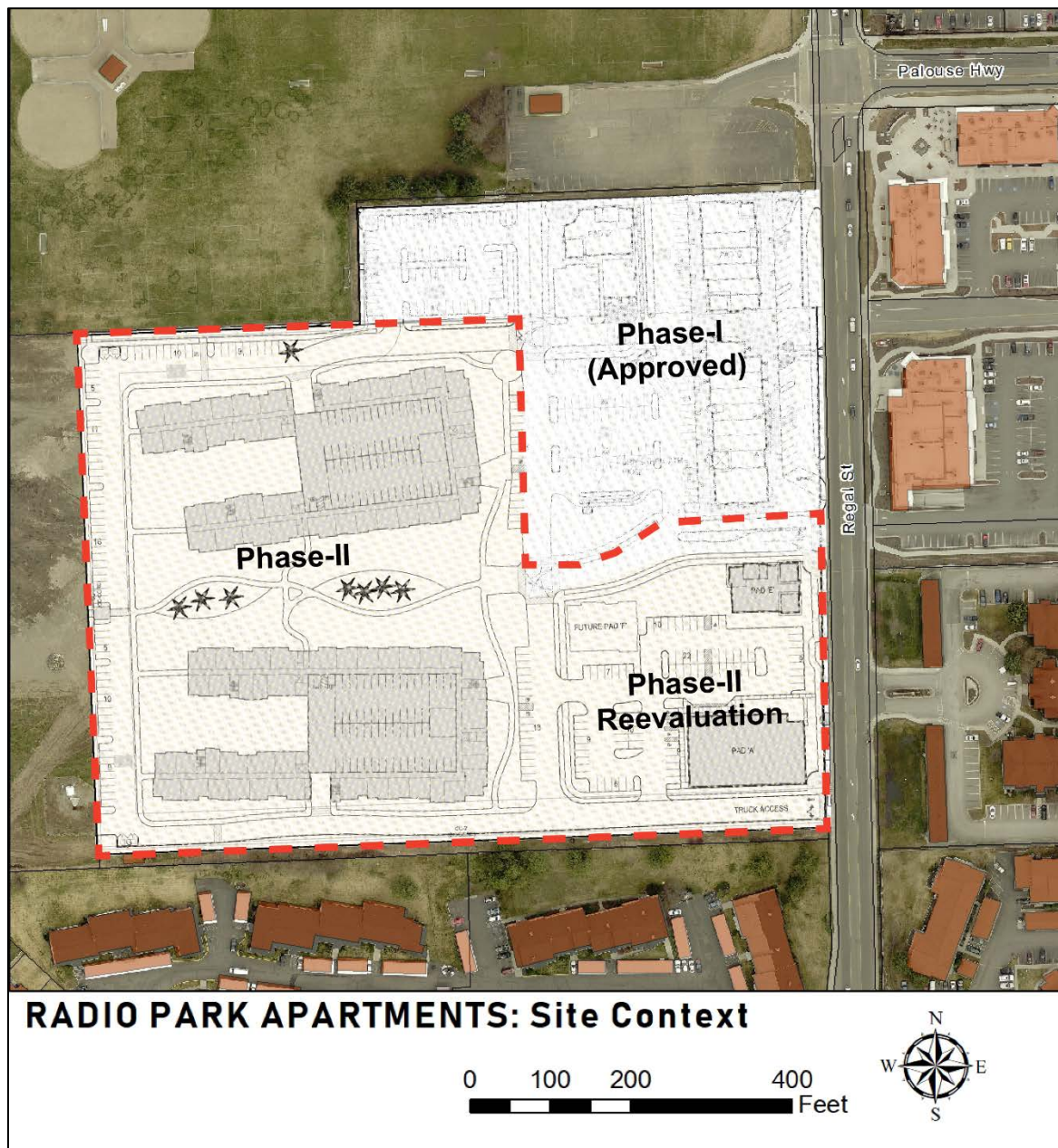




The project is located at 5222 S Regal Street in the Southgate neighborhood. The Southside Sports Complex is located on the parcel to the north, and an open field is to the west. Residential neighborhoods lie to the south and southeast. Due east of the site is a commercial development with three retail buildings along Regal, a large parking lot, and a “big-box” style commercial building.

This project is subject to a Development Agreement between the owner and the City of Spokane. One of the requirements of this Development Agreement is that buildings on the site are required to go through design review. The Development Agreement also provides a portion of the regulatory criteria for such reviews, as Exhibit B to the DA (see below) and the KXLY Kit-of-Parts.

## Character Assets





The area surrounding the subject site, is a mixed use urban village center – the result of numerous previous Design Review Board (committee) reviews, including the review and approval of an Integrated Site Plan, Preliminary Binding Site Plan, and rezone actions. Extensive review and feedback from the Southgate Neighborhood Council was included in these prior actions.

## Regulatory Analysis

### Zoning Code Requirements

The property is zoned CC-2 DC (Centers & Corridors, District Center) However the Development Agreement binds this project to CC-1 design standards. The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

**Recommendations of the Design Review Board must be consistent with adopted regulations.** The DRB may not waive any code requirements.

### **DEVELOPMENT AGREEMENT EXHIBIT B: INITIAL STANDARDS AND GUIDELINES FOR CENTERS AND CORRIDORS (requirements, if applicable, are in *italics* beneath the intent statement)**

#### **Site Design**

##### **Buildings along the Street**

Intent: To ensure that at least some part of the development of a site contributes to the liveliness of sidewalks along the street.

*Buildings placed along sidewalks shall have windows and doors facing the street (see façade transparency) and shall incorporate other architectural features (see “Ground Level Details” and “Treatment of Blank Walls”).*

##### **Sidewalk Encroachments**

Intent: To ensure that there is a minimum clear, unobstructed walking route along sidewalks.

*Temporary sidewalk encroachments are allowed. Café seating, planters, ramps, stairs, and sandwich signs which are located on the sidewalk shall be located in such a manner as to leave a pathway at least 4 feet wide that is free of obstructions.*

#### **Lighting**

Intent: To ensure that site lighting contributes to the character of the site and does not disturb adjacent development.

1. *Lighting shall be provided within parking lots and along pedestrian pathways.*
2. *Lighting fixtures shall be limited to the heights of 24 ft. for parking lots and 16 ft. for pedestrian walkways.*
3. *All lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of light is downward.*

#### **Screening and Noise Control of Service Areas**

Intent: To reduce the impact of service, loading, and trash storage areas.

*All service, loading and trash collection areas shall be screened by a combination of decorative walls of masonry, concrete, wood, vinyl, and planting.*

#### **Ancillary Site Elements**

Intent: To make site elements compatible with each other.

*Site furnishings, such as fences, walls, refuse enclosures, light fixtures, carports and storage units, shall be designed to be integrated with the architectural design of the primary structure(s).*

#### Curb Cut Limitations

Intent: To provide safe, convenient vehicular access without diminishing pedestrian safety.

*The sidewalk pattern shall carry across the driveway.*

#### Pedestrian Connections in Parking Lots

Intent: To create a network of safe and attractive linkages for pedestrians.

*Pedestrian connections shall not be less than 5 feet wide.*

*Pedestrian connections shall be clearly defined by at least two of the following:*

- *6 inch vertical curb.*
- *Textured paving, including across vehicular lanes.*
- *A continuous landscape area at a minimum of 3 feet wide on at least one side of the walkway.*

#### Transition between Commercial and Residential Development (R)

Intent: To ensure compatibility between the more intensive uses in centers and corridors and lower intensity uses of adjacent residential zones by incorporating design elements that soften transitions and protect light and privacy for adjacent residents.

*Code provisions require lower heights for portions of buildings that are close to single family residential zones. In addition, any side of the building visible from the ground level of an adjacent single family residential zone shall be given architectural treatment using three or more of the following:*

- a. architectural details mentioned under "Ground Level Details"*
- b. pitched roof form*
- c. windows*
- d. balconies*
- e. if building is on the Spokane Register of Historic Places, the Secretary of the Interior's Standards for rehabilitation historic design guidelines shall apply.*

### Treatment of Blank Walls

Intent: To ensure that buildings do not display blank, unattractive walls to the adjacent street or residential areas.

*Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas (see guidelines for Façade Transparency). At least four of the following elements shall be incorporated into these walls:*

- |  |  |
|--|--|
| <i>a. masonry (but not flat concrete block)</i>              | <i>h. medallions</i>   |
| <i>b. concrete or masonry plinth at the base of the wall</i> | <i>i. opaque or translucent glass</i>  |
| <i>c. belt courses of a different texture and color</i>      | <i>j. artwork</i>  |
| <i>d. projecting cornice</i>                                 | <i>k. vertical articulation</i>  |
| <i>e. projecting metal canopy</i>                            | <i>l. lighting fixtures</i>  |
| <i>f. decorative tilework</i>                                | <i>m. an architectural element not listed above, as approved, that meets the intent.</i> |
| <i>g. trellis containing planting</i>                        |  |

### Prominent Entrances

Intent: To ensure that main building entrances are easily identifiable, clearly visible, and accessible from streets and sidewalks in order to encourage pedestrian activity and enliven the street.

- 1. The principal entry to a store / building shall be marked by*
  - (a) ornamentation around the door, and*
  - (b) at least one of the following:*
    - Recessed entrance (recessed at least 3 ft.)*
    - Protruding entrance (protruding at least 3 ft.)*
    - Canopy (extending at least 5 ft.)*
    - Portico (extending at least 5 ft.)*
    - Overhang (extending at least 5 ft.)*

### Façade Transparency

Intent: To provide visual connection between activities inside and outside the building.

- 1. a minimum of 15% of any ground floor façade\* that is visible from and fronting on any abutting street shall be comprised of windows with clear, "vision" glass allowing views into the interior.*
- 2. A minimum of 30% of any ground floor commercial building façade\* that is visible from, fronting on, and located within 60 feet of an arterial or pedestrian street shall be comprised of windows with clear, "vision" glass allowing views into the interior. Display windows may be used to meet half of this requirement.*
- 3. A minimum of 50% of any ground floor commercial building façade\* that is visible from and located within 20 feet of an arterial or pedestrian street shall be comprised of windows with clear, "vision" glass allowing views into the interior. Display windows may be used to meet half of this requirement.*

*\* Façade within 2 ft. and 10 ft. above the level of the adjacent sidewalk, walkway or ground level.*

### Materials

Intent: To incorporate quality materials and architectural elements in the building design to support pedestrian oriented development.

### Massing

Intent: To reduce the apparent bulk of the buildings by providing a sense of “base” and “top” and provide buildings that frame and define the street and contributes to the quality of the public realm and pedestrian experience.

### Roof Form

Intent: To ensure that roof lines present a distinct profile and appearance for the building and express the neighborhood character.

*Buildings shall incorporate one of the following roof forms:*

- *Pitched roofs with a minimum slope of 4:12 and a maximum slope of 12:12, especially to highlight major entrances.*
- *Projecting cornices to create a prominent edge when viewed against the sky.*

### Screening of Rooftop Equipment

Intent: To screen view of rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.

*Mechanical equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.*

## **ADDITIONAL STANDARDS AND GUIDELINES FOR TYPE 1 CENTERS AND CORRIDORS**

### **Site Design**

#### Pedestrian Oriented Signs

Intent: To ensure that signs are interactive with people on foot.

*1. Signs shall be oriented to pedestrians, rather than people in vehicles. The following are types of signs that are oriented to pedestrians:*

- *projecting signs (blade signs)*
- *window signs (painted on glass or hung behind glass)*
- *logo signs (symbols, shapes)*
- *wall signs over entrance*
- *sandwich board signs*
- *ground signs*

*2. Pole signs shall not be permitted.*

#### Integration with Architecture

Intent: To ensure that signage is part of the overall design of a project and not additive or an afterthought.

*1. The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign program shall indicate location, size, and general design.*

*2. Signs shall not project above the roof, parapet, or exterior wall.*

#### Creative Graphic Design

Intent: To encourage interesting, creative and unique approaches to the design of signs.

## Ground Signs

Intent: To ensure that signs are not principally oriented to automobile traffic.

1. *Pole signs shall be prohibited. All freestanding signs shall be ground signs no higher than 5 feet total.*
2. *The base of any ground sign shall be planted with shrubs and seasonal flowers.*

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

### **CHAPTER 3: LAND USE**

#### **LU 1 CITYWIDE LAND USE**

LU 1.2 Districts: Identify districts as the framework for providing secondary schools, larger park and recreation facilities, and more varied shopping facilities.

LU 1.4 Higher Density Residential Uses: Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

#### **LU 2 PUBLIC REALM ENHANCEMENT**

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

#### **LU 3 EFFICIENT LAND USE**

LU 3.1 Coordinated and Efficient Land Use: Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

LU 3.2 Centers and Corridors: Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.

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

LU 3.6 Compact Residential Patterns: Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.

#### **LU 4 TRANSPORTATION**

LU 4.2 Land Uses That Support Travel Options and Active Transportation: Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

LU 4.4 Connections: Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

#### **LU 5 DEVELOPMENT CHARACTER**

LU 5.1 Built and Natural Environment: Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

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

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

#### **CHAPTER 4: TRANSPORTATION**

##### **TR GOAL A: PROMOTE A SENSE OF PLACE**

Promote a sense of community and identity through the provision of context- sensitive transportation choices and transportation design features, recognizing that both profoundly affect the way people interact and experience the city.

##### **TR GOAL B: PROVIDE TRANSPORTATION CHOICES**

Meet mobility needs by providing facilities for transportation options - including walking, bicycling, public transportation, private vehicles, and other choices.

##### **TR GOAL D: PROMOTE ECONOMIC OPPORTUNITY**

Implement projects that support and facilitate economic vitality and opportunity in support of the city's land use plan objectives.

##### **TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY**

Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users. Comprehensive manner to safeguard against shifting traffic problems from one neighborhood to another.

TR 1 Transportation Network For All Users: Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers.

Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed, operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's Comprehensive Plan, and the Arterial Street map.

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

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

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

#### **CHAPTER 7: ECONOMIC DEVELOPMENT**

##### **ED 2 LAND AVAILABILITY FOR ECONOMIC ACTIVITIES**

ED 2.4 Mixed-Use: Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

##### **ED 3 STRONG, DIVERSE, AND SUSTAINABLE ECONOMY**

###### **ED 3.1 Economic Growth**

Stimulate economic growth by supporting the formation, retention, expansion, and recruitment of businesses.

###### **ED 3.2 Economic Diversity**

Encourage economic diversity through a mix of small and large businesses that provide a healthy balance of goods-producing and service-producing jobs.

#### ED 3.5 Locally-Owned Businesses

Support opportunities to expand and increase the number of locally-owned businesses in Spokane.

#### ED 3.6 Small Businesses

Recognize the significant contributions of small businesses to the city's economy and seek to enhance small business opportunities.

## **CHAPTER 8: URBAN DESIGN AND HISTORIC PRESERVATION**

### **DP 1 PRIDE AND IDENTITY**

DP 1.2 New Development in Established Neighborhoods: Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

### **DP 2 URBAN DESIGN**

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

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

DP 2.10 Business Entrance Orientation: Orient commercial building entrances and building facades toward the pedestrian sidewalks and pathways that lead to adjoining residential neighborhoods.

DP 2.14 Town Squares and Plazas: Require redevelopment areas and new development to provide appropriately scaled open space such as town squares, plazas, or other public or private spaces that can be used as the focus of commercial and civic buildings.

DP 2.15 Urban Trees and Landscape Areas: Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

DP 2.21 Lighting: Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

## **ORD - C 3 4 4 6 9 Development Agreement**

**7. Building Permit Review:** All buildings proposed for development on the property shall be subject to the City of Spokane Design Review process and shall comply with the following elements:

### **3.1 Zoning Designation and Development Standards**

Pursuant to City Ordinance C34257, upon the Effective date of this Agreement shall put into effect the City of Spokane Comprehensive Plan land use map designation of "CC Core (District Center)" and the zoning map's corresponding designation of "CC2-DC to the property.

### **7.1 Urban Design**

The building and improvements shall be consistent with the Integrated Site Plan

### **7.2 Building Treatment**

The allowed one large-format retail building on the property shall orient the building with the narrow side toward the So. Palouse Highway or toward South Regal Street, whichever is closer to the proposed large format retail building and shall promote intervening retail between the large format store and street. In addition, the siting and design of the large format retail (sic) building shall employ site planning strategies that enhance and enliven public spaces on the property or in the vicinity. The preferred, but not required, configuration of any retail building is multi-story. All buildings shall provide architectural treatment of interest on those façades visible from the street, such as color, texture, glazing, material differentiation or any other mechanism designed to lessen the impact of the building mass when viewed from the street.

### **7.3 Square Footage Limitation**

Any plan for development of the property shall include no more than one large format store up to a maximum of 105,000 square feet. No other single commercial building on the property shall exceed 55,000 square feet.

### **7.4 Design Standards**

Any plan for development of the property shall comply with the design standards (but not including any square footage limitation) applicable to properties in the City's CC1 zone in effect on the date of this Agreement, which standards are dated August 11, 2002, and are titled "Initial Design Standards and Guidelines for Centers and Corridors," which are attached hereto as Exhibit "B" and incorporated herein by this reference.

## **Topics for Discussion**

### **Neighborhood**

1. Is there an opportunity to create smooth transitions between the adjacent existing multi-family uses, the proposed high density residential, the proposed commercial, and the existing & future intended park space?
2. The future practice fields to the west will generate regional traffic which has the potential to draw significant retail visitors to the site (the existing fields to the north already generate significant traffic for soccer). To address the influx of non-residents west and north of the proposed apartment buildings, is there an opportunity to provide a greater level of privacy along these building elevations?

### **Site**

3. Is there an opportunity to make the ground floor of all proposed buildings more pedestrian-oriented?
4. Is there an opportunity to create a compelling set of view termini at the west end of the proposed greens?
5. The prior site design provided a distinct interval of pedestrian and vehicular thoroughfares throughout the site, creating a roughly orthogonal grid with each interstitial area about the size of a typical city block. The current site design truncates this grid in favor of a "super-block" approximately four city blocks in size with no mix of uses. What opportunities exist to re-introduce a *market street* type of frontage between the two residential/parking-deck structures, in order to re-capture an urban village feel?

### **Buildings**

6. The applicant has indicated an urban village as the intended aesthetic/function for the development. Is there an opportunity to incorporate elements of greater pedestrian intensity into the development, such as ground floor retail throughout?
7. What opportunities exist to provide a legible primary building entry to all the proposed buildings?



## 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  
ORD-C34469 Development Agreement  
ISP Implementation Memorandum

## DESIGN REVIEW BOARD

## Radio Park Apartments

1 - Program Review/Collaborative Workshop

April 22, 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 :**

Mike Stanicar,  
Bernardo Wills Architects

**CC :**

Louis Meuler, Interim Planning Director  
Tami Palmquist, Associate Planner

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

**Neighborhood:**

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

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

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

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

**Site:**

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

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

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

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

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

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

***Please see the following Comprehensive Plan Goals and Policies:*** LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

***Please see the following Development Agreement Requirements:*** 5.2 Tree Preservation, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

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

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

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

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

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

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

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

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

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

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

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

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

**Building:**

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

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

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

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

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

- 7. The applicant shall return with fully developed elevations of the buildings including but not limited to:  
Materiality, glazing/window locations, primary entrances and entrance treatments, balconies, roof treatments and projections.**

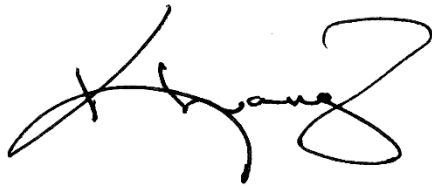
***Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.10 Business Entrance Orientation.***

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

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

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

These Advisory Actions were approved by a unanimous vote of the Design Review Board (7/0, 1 Recused).

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.

## ISP IMPLEMENTATION MEMORANDUM

Date: February 2, 2016

To: Southgate Integrated Site Plan file

From: City of Spokane, Planning and Development Services

Regarding: Spokane Planning & Development interpretations for the Integrated Site Plan

Copy: G. Bernardo, BWA; T. Teske, Southgate Neighborhood Council

This memorandum to the file is intended, in part, to resolve a pending appeal filed by the Southgate Neighborhood Council (SNC) on or about April 14, 2014 and pending before the City of Spokane Hearing Examiner as the Regal Plaza Appeal, Hearing Examiner File #P1304658-AP (the "Appeal").

This memorandum to the file will guide evaluation of subsequent site plans and development projects for the area defined by the **Southgate Integrated Site Plan (ISP)**, for the duration of the Development Agreements that required the ISP (Ordinance Nos. C-34467, C-34468, and C-34469). This memorandum is not intended to amend or modify the terms of applicable development agreements approved by the City pursuant to chapter 36.70B RCW, and nor is it intended to provide a basis for exceeding the permissible scope of project review as set forth in chapter 36.70B RCW and other state and local regulations.

### **General procedures for project review throughout PDS Prior to Permit Issuance**

We will notify and consult with the SNC on all development proposals and applications that involve new construction, including building permits, requests for variances, and other administrative determinations within the area defined by the ISP at the earliest possible date and prior to any decisions. All documents relevant to these matters will be promptly available to the public per applicable requirements of Washington's Public Records Act and notice provisions of the Spokane Municipal Code. The City will facilitate discussions between the applicants and SNC over use of retail tenant branding as justification for deviation from common design. Subject to chapter 36.70B RCW, SNC will have a reasonable time for evaluation and may make comments to the identified project manager or the director of Spokane Planning & Development.

No approvals in the development of the Target site shall serve as precedents for any future development within the area defined by the ISP.

### **Urban District**

Spokane PDS will evaluate each development proposal and building permit as to its success in representing urban form as well as accommodation for future urban development intensity. This will include urban design that promotes pedestrian and vehicular circulation, without conflict, via a system of streets and pathways, identified ISP elements, applicable Center and Corridor Design Guidelines, the Spokane Municipal Code, and applicable provisions of the Comprehensive Plan in cases where approval criteria for the development proposal and/or building permit include consistency with the Comprehensive Plan. Whenever possible, driveways shall be aligned across Regal and Palouse to allow driveways to transition to future urban-style intersections and shall be located appropriately to provide urban-scale blocks.

Spokane PDS will recommend that the City Council memorialize these principles in The Comprehensive Plan as it considers the Southgate Neighborhood.

### **Public Plaza, Public Realm, and Streets**

Spokane PDS will encourage and evaluate whether additional public plazas are consistent with the ISP, and those concepts from the neighborhood connectivity plan that were incorporated into the ISP, and The Comprehensive Plan.

Spokane PDS will require that all development and city-implemented improvements within the area defined by the ISP incorporate traffic calming measures, such as treed medians, as are set forth in the ISP, and relevant provisions of Center and Corridor Design Guidelines, the Spokane Municipal Code, and applicable provisions of the Comprehensive Plan in cases where approval criteria for the development proposal and/or building permit include consistency with the Comprehensive Plan. Spokane PDS will enforce the pedestrian lighting requirements of SMC I 7C. J 22.060 (Attachment A at 6).

All development will be reviewed for consistency with the requirement that it will facilitate integration of the area defined by the ISP into an urban district with a unified character. The ISP "kit-of-parts" for streetscape furniture, fixtures, and equipment is shown in the May ISP final document. Any proposed deviation from these standards must demonstrate conformance to the design theme as a whole and consistency of urban design character.

The ISP and applicable Development Agreements call for urban form for development. With the exception of the square footage requirements of the large format stores allowed by the Development Agreements, Spokane PDS will evaluate all site plans and new construction to ensure conformance with urban design and development principles for public spaces - sidewalks, building access, transit, "build-to" lines for construction, and urban streetscape amenities.

Spokane PDS will also evaluate future uses (redevelopment) for conformance to an urban design system. Spokane PDS will evaluate all development and traffic impacts to determine where on-street parking can be accommodated.

The City agrees to develop planted medians along Regal Street and Palouse Highway as outlined in the Integrated Site Plan, including elements that originated in the Southgate Connectivity Plan, and to create frictional traffic calming, as funding for such improvements becomes available to the City.

Subject to such approvals as may be required by the Spokane City Council, the City will lower speed limits on streets in the Southgate District Center to 30 MPH. The City also agrees to conduct engineering and traffic studies on a periodic basis to determine whether further reductions in the speed limit or other measures are necessary to create the pedestrian emphasized character called for by the Center and Corridor zoning. If determined to be necessary, the City agrees to take steps to reduce the speed and/or develop other measures in an expeditious manner.

### **Dismissal of the Appeal**

The City and SNC shall jointly file a stipulated motion for dismissal with the City of Spokane Hearing Examiner for dismissal of the Appeal, with prejudice and without costs to either party. The appeal fee submitted by SNC will be refunded to SNC within 30 days of the execution of this appeal settlement.

Design Review Board

# Radio Park Apartments

Recommendation Meeting

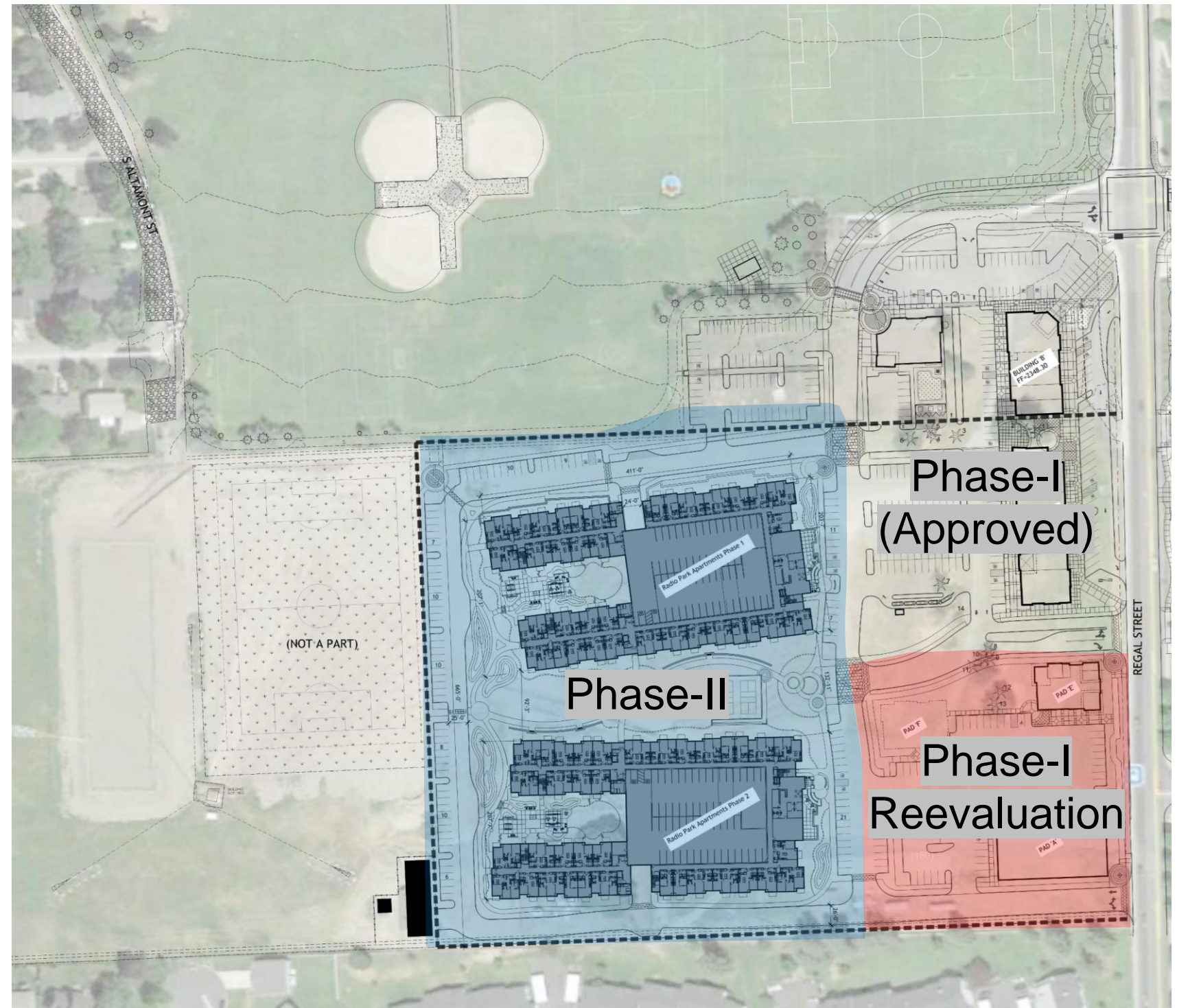








Site Context



Phasing Plan





## Neighborhood

### Item #1: Mid-Block Crossing

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

#### Response:

The development team has engaged representatives of the City Traffic Engineering department concerning the pedestrian crossing at Regal. In response, the City has requested analysis from a traffic engineer that discusses interaction with driveway turning movements, the technical character and nature of the crossing, existing and future automobile and pedestrian volumes, etc. Once the engineering data has been prepared, the developer and City will discuss the most technically appropriate and mutually agreed upon location to ensure the public's safety.

## Site

### Item #2: Shared Use Pathways

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

### Response:

A primary shared-use pathway (as required by the ISP), runs adjacent to northern property line. Pedestrian pathways throughout the site will provide connectivity to the new multi-use field, access points to the adjacent park and the shared-use pathway.







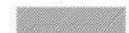




## Site

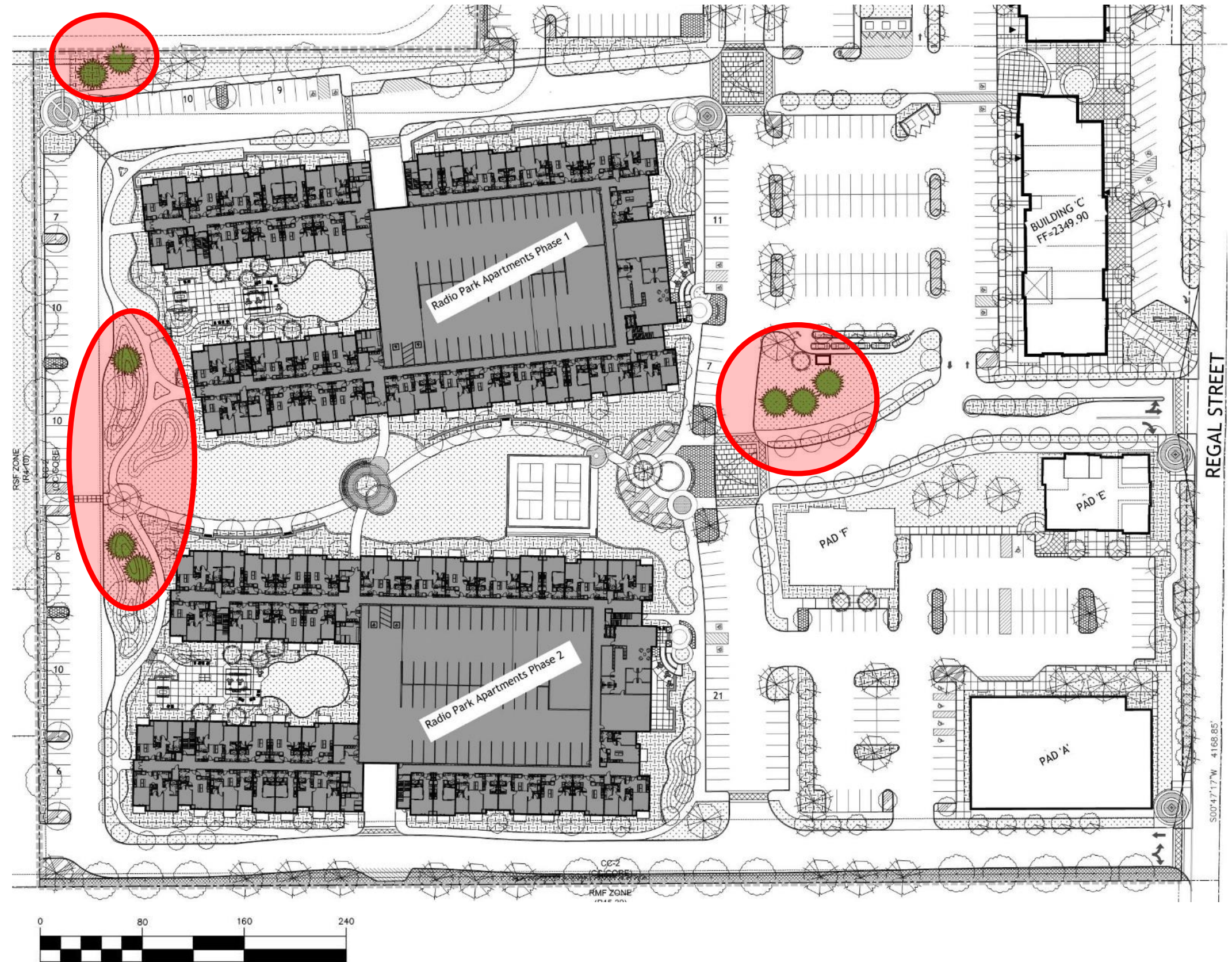
### Item #3: Ponderosa Pine Mitigation

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

#### Response:

Ponderosa Pine trees have been incorporated into the planting plan in larger site areas suitable for establishing to maturity with consideration given for winter shade issues on pavements and maintenance issues caused by pine tar and needle droppings. A minimum of 8 trees will be planted to mitigate trees removed. Plant material size will be specified to promote establishment.

-  SOD - SEE SPECIFICATIONS
-  TYPICAL ISLAND I - SEE DETAIL 2 THIS SHEET
-  TYPICAL ISLAND II - SEE DETAIL 2 THIS SHEET
-  TYPICAL ISLAND III - SEE DETAIL 2 THIS SHEET
-  TYPICAL ISLAND IV - SEE DETAIL 2 THIS SHEET
-  GENERAL OPEN SPACE ORNAMENTAL PLANTINGS
-  TYPE L2 VISUAL SCREEN LANDSCAPE BUFFER PLANTINGS - SEE DETAIL 3 THIS SHEET





Site

Item #3: Planting Legends

SOD - SEE SPECIFICATIONS

TYPICAL ISLAND I - SEE DETAIL 2 THIS SHEET

TYPICAL ISLAND II - SEE DETAIL 2 THIS SHEET

TYPICAL ISLAND III - SEE DETAIL 2 THIS SHEET

TYPICAL ISLAND IV - SEE DETAIL 2 THIS SHEET

GENERAL OPEN SPACE ORNAMENTAL PLANTINGS

TYPE L2 VISUAL SCREEN LANDSCAPE BUFFER PLANTINGS - SEE DETAIL 3 THIS SHEET

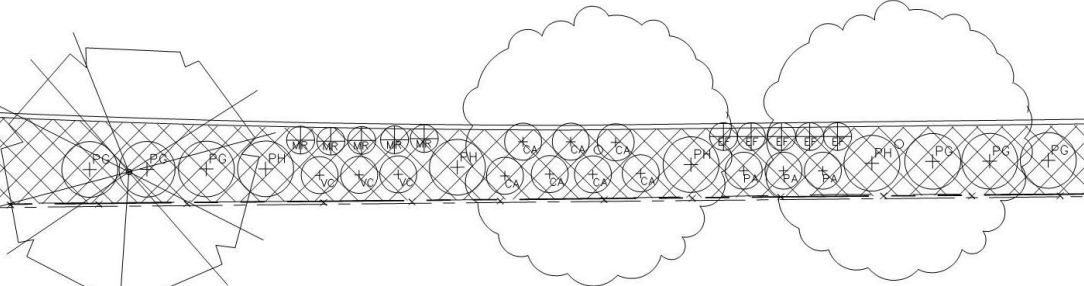
CAST IRON 5' X 5' TREE GRATE - IRON AGE DESIGN LOCUST PATTERN

4' HIGH BLACK VINYL COATED CHAIN LINK FENCE

CLEAR VIEW TRIANGLE

PLANT SCHEDULE - PERENNIALS AND GRASSES

KEY	BOTANICAL NAME	COMMON NAME
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CK	CORNUS SERICEA 'KELSEYI'	KELSEYI RED OSIER DOGWOOD
EF	EUONYMUS FORTUNEI 'EMERAL GAIETY'	EMERALD GAIETY WINTERCREEPER
LB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
MR	MAHONIA REPENS	CREEPING MAHONIA
PA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA
PB	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA
PH	PHYSOCARPUS OPULIFOLIUS 'SEAWARD'	SUMMER WINE NINEBARK
PG	PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF SCOTCH PINE
VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM

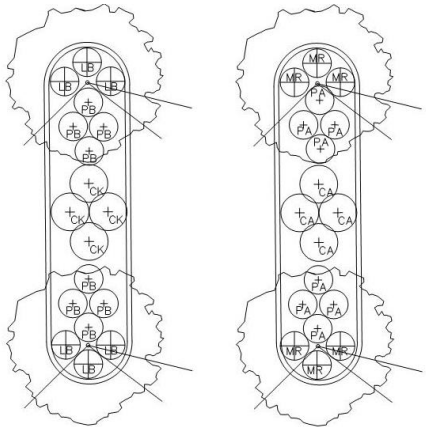


3 TYPICAL L2 VISUAL SCREEN BUFFER

SCALE: 1" = 10'-0"

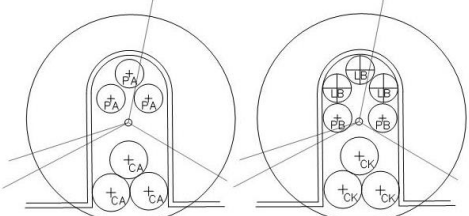
PLANT SCHEDULE - TREES

KEY	BOTANICAL NAME	COMMON NAME
LARGE DECIDUOUS SHADE TREES		
AP	ACER PLATANOIDES 'DEBORAH'	DEBORHA NORWAY MAPLE
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE
TC	TILIA CORDATA 'CHANCOLE'	CHANCELLOR LITTLELEAF LINDEN
SMALL DECIDUOUS AND FLOWERING TREES		
MA	MAACKIA AMURENSIS	AMUR MAACKIA
PC	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY
PU	PYRUS USSURIENSIS 'MORDAK'	PRAIRIE GEM FLOWERING PEAR
QR	QUERCUS ROBUR X Q. ALBA	CRIMSON SPIRE OAK
ZS	ZELKOVA SERRATA 'JFS-KW1'	CITY SPRITE ZELKOVA
EVERGREEN TREES		
PP	PINUS PONDEROSA	PONDEROSA PINE
PV	PINUS FLEXILIS 'VANDERWOLF'S'	VANDERWOLF'S LIMBER PINE



TYPICAL ISLAND I

TYPICAL ISLAND II

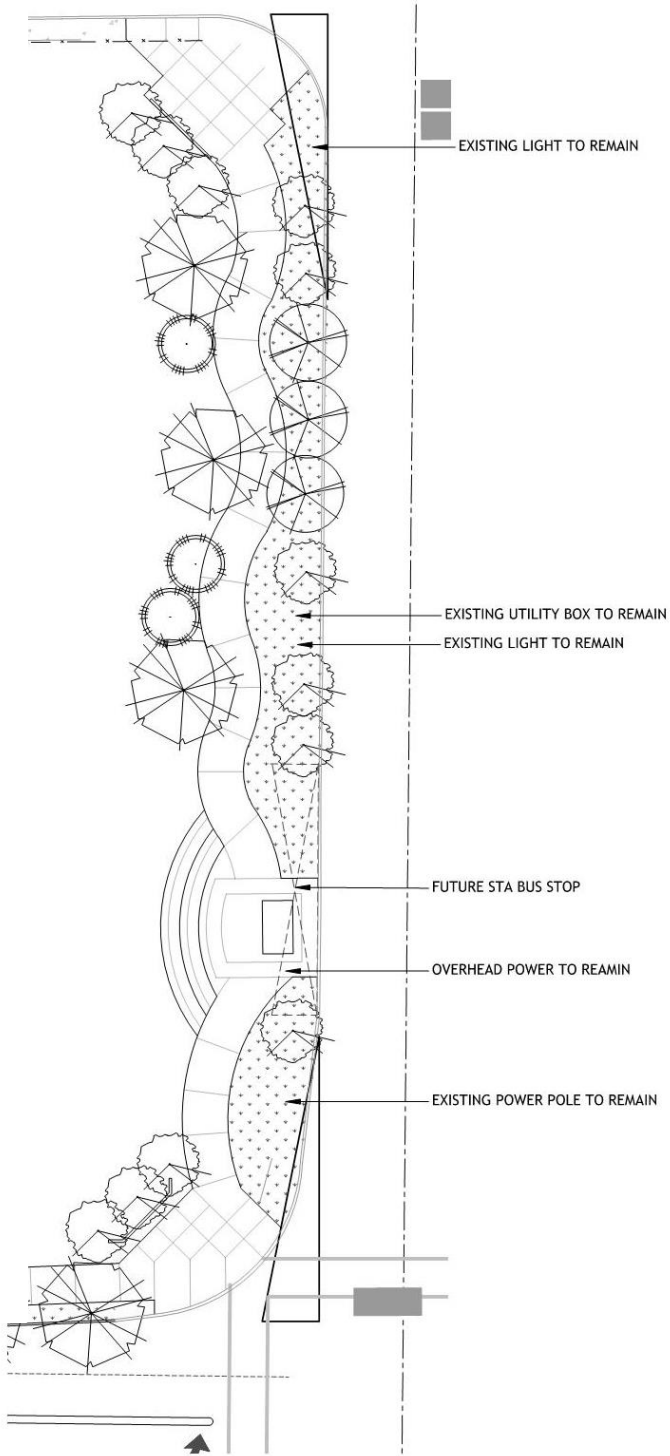


TYPICAL ISLAND III

TYPICAL ISLAND IV

2 TYPICAL LANDSCAPE ISLANDS

SCALE: 1" = 10'-0"



4 REGAL PLAZA ENLARGEMENT

SCALE: 1" = 30'-0"

STREET SECTION 1





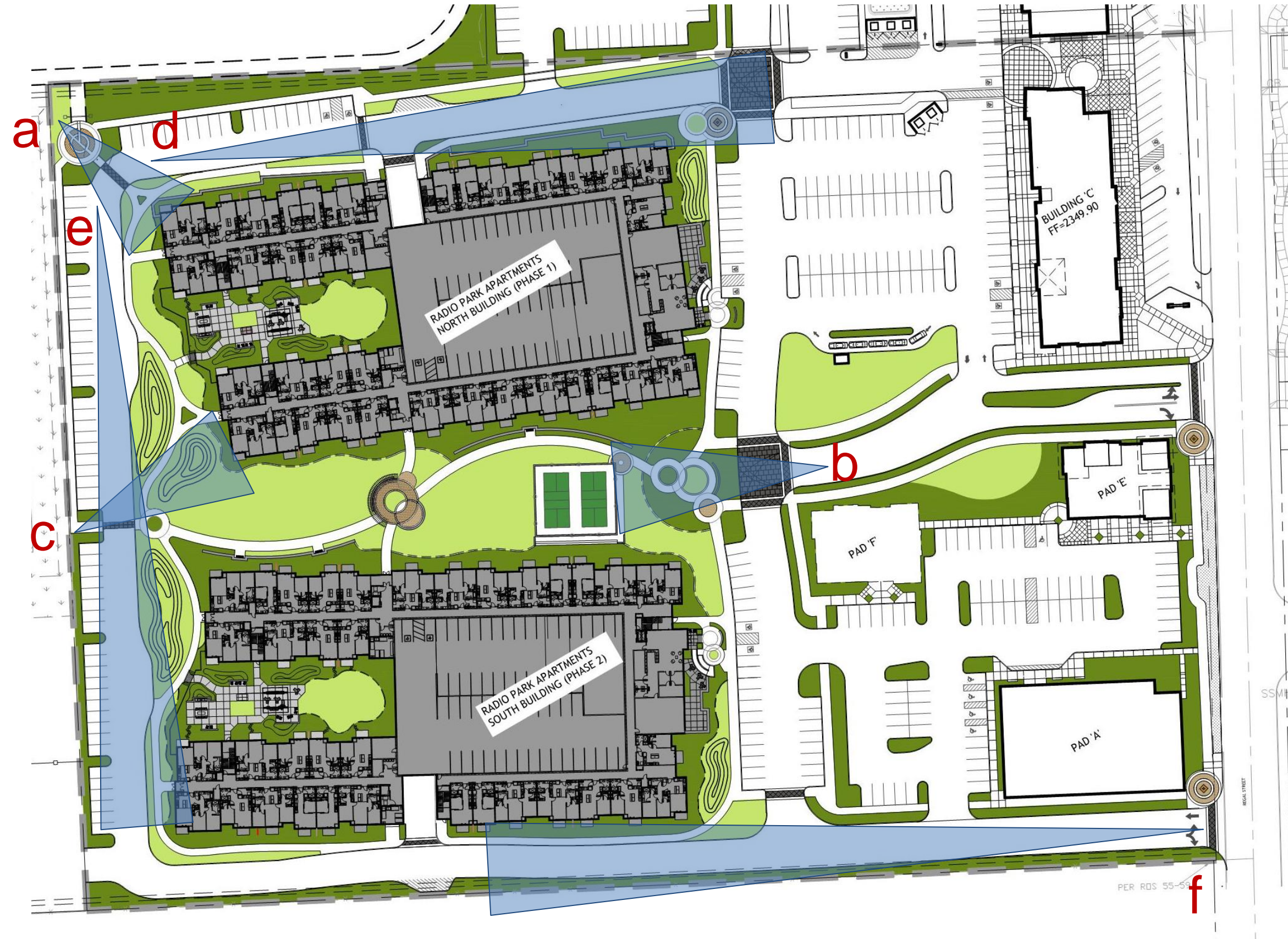
## Site

### Item #4: Project Views

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

#### Response:

Site layout, grading and the use of plantings are used for establishing views for tenants, as well as, providing public pedestrian wayfinding, security and screening for tenant privacy.





a



b



c



d



## Project Views



e



f



## Project Views



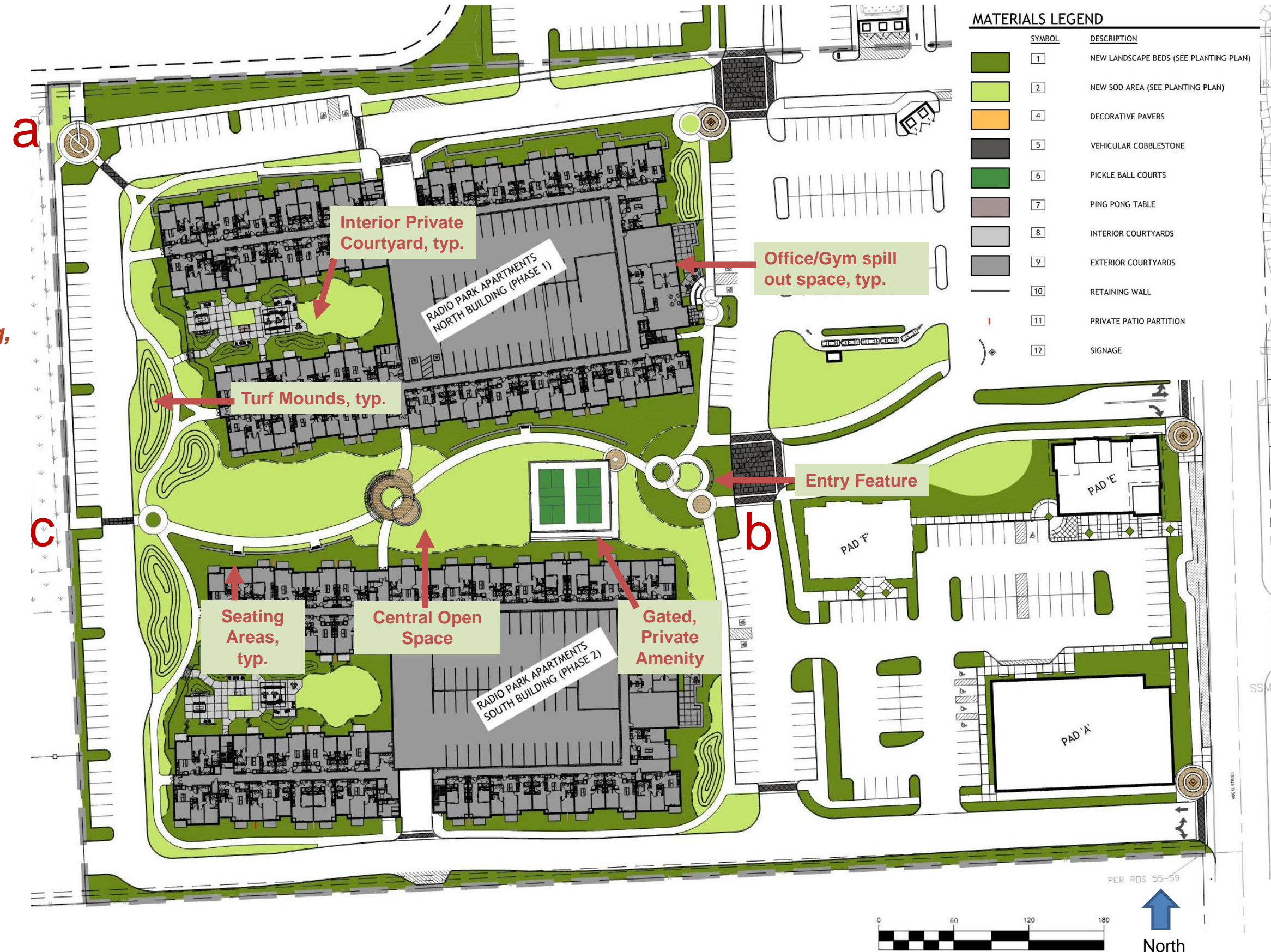
## Site

### Item #5: Urban Village

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

#### Response:

The use of decorative hardscape, amenities including site furnishings, lighting and wayfinding will be used to implement the “Kit of Parts” from the approved ISP into the apartment development. A consistent architectural vernacular will help establish and define the parameters of the village environment.



## Proposed Materials Plan



## Buildings

Creating articulation of the building envelope, pedestrian scale wainscot, court yards, exterior color, texture, pattern and detailing to provide cohesive and inviting exterior aesthetic.



Perspective view looking into Central Open Space from Entry Monument Sign



Perspective view looking eastward at Apartments from potential outdoor commercial space



Perspective view from west looking into private interior Courtyards from pedestrian walk



Perspective view looking at pathway and building relationship in Central Open Space



## Hardscape Treatment

Use of color and textured concrete paving patterns to direct primary and secondary circulation through the development and establish the cohesive village environment.



## Amenities – Site Furnishings

Coordinated site furnishings that compliment the South Gateway to Spokane from Palouse Highway with integration of the ISP “Kit of Parts” will also help define a cohesive village environment concept.





## Exterior Lighting

Coordinate product lighting materials, color and textures with themed lighting styles defined by the Southgate Integrated Site Plan that compliment the contemporary architectural style of the building.





## Wayfinding Components

Wayfinding signage will be developed using a contemporary style and materials consistent with, and complimentary of the architectural character of the apartment building and the ISP. Site related materials from the community plaza will be incorporated into the feature using similar paving materials, patterns, colors and textures.





**Item #6:**

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

**Response:**

The building envelope design has been articulated to break up the mass of the structure with pedestrian scale components that feature varying materials colors and textures to create detailed interest.

Public/private interface has been created to allow connectivity through the public spaces to access adjacent public amenities while maintain some private spaces for residents.



Aerial View looking into Central Open Space at the Apartments and connectivity to soccer field and parking area



Perspective looking from across parking area towards east side of Apartments





Aerial View looking south from northern sports fields

## Pedestrian relationship to Northern Thoroughfare & Sports Fields





Aerial View looking at Main Entrance from Regal Street and Palouse Highway



Perspective from north looking south at northernmost Apartment Building, Shared Use and Vehicular routes

## Pedestrian relationship to Northern Thoroughfare & Sports Fields



Primary Arrival / Entry



Central Gathering Space



a














b







## MATERIALS LEGEND

SYMBOL	DESCRIPTION
	1 NEW LANDSCAPE BEDS (SEE PLANTING PLAN)
	2 NEW SOD AREA (SEE PLANTING PLAN)
	4 DECORATIVE PAVERS
	5 VEHICULAR COBBLESTONE
	6 PICKLE BALL COURTS
	7 PING PONG TABLE
	8 INTERIOR COURTYARDS
	9 EXTERIOR COURTYARDS
	10 RETAINING WALL
	11 PRIVATE PATIO PARTITION
	12 SIGNAGE



## Open Space between Apartment Buildings



### Private Courtyards & Pedestrian Walks



Perspective along public walkway

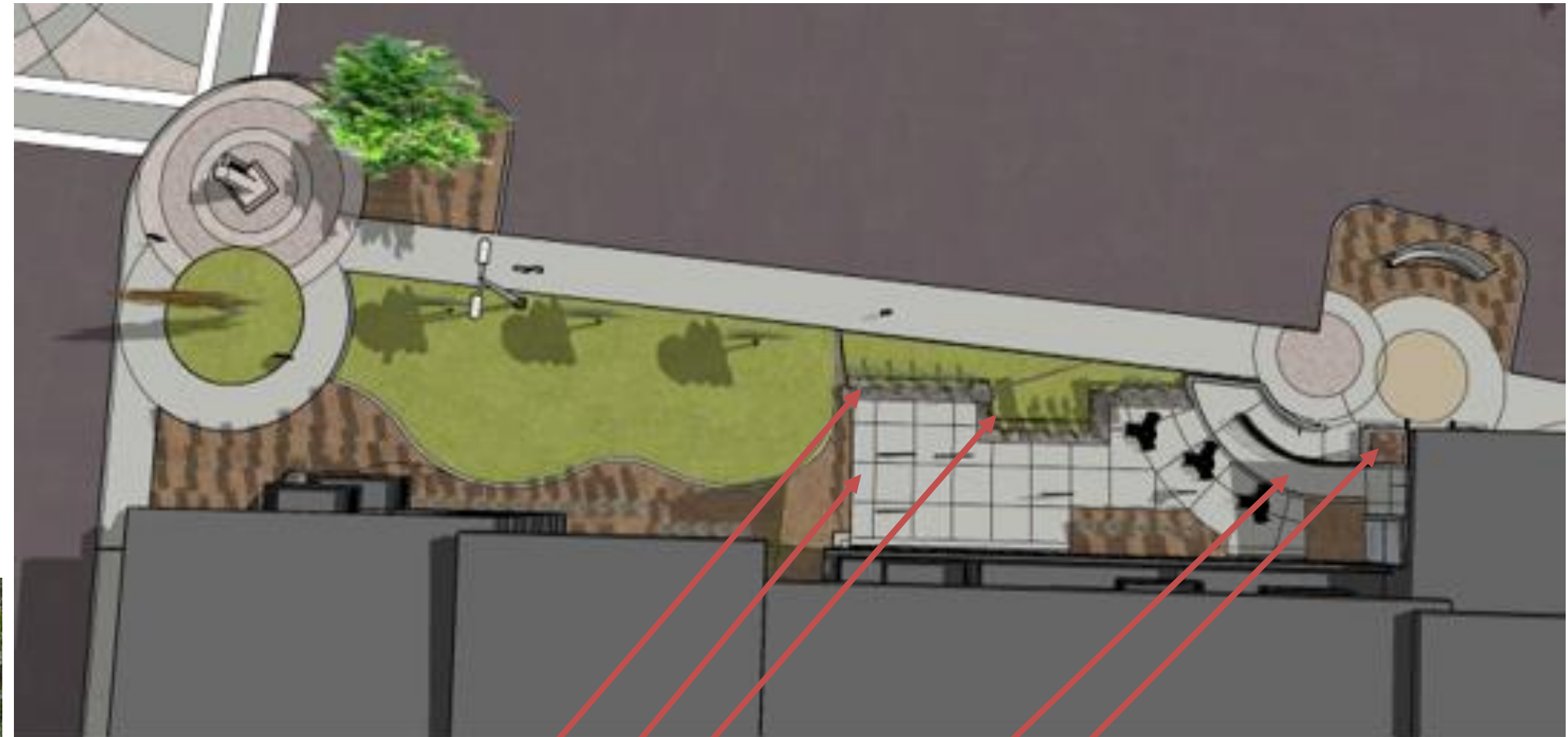
## Private Courtyards with Walk



Gym Spill Out / Outdoor Cafe



View looking south from northeast pedestrian walk



Retaining Wall

Outdoor  
Patio/Spill Out

Planting

Entry Ramp

Tree Planter at  
Building Entry

## Public/Private Spill-out Spaces – Gym & Outdoor Cafe



Outdoor Kitchen / Fireplace / BBQs



Ping Pong



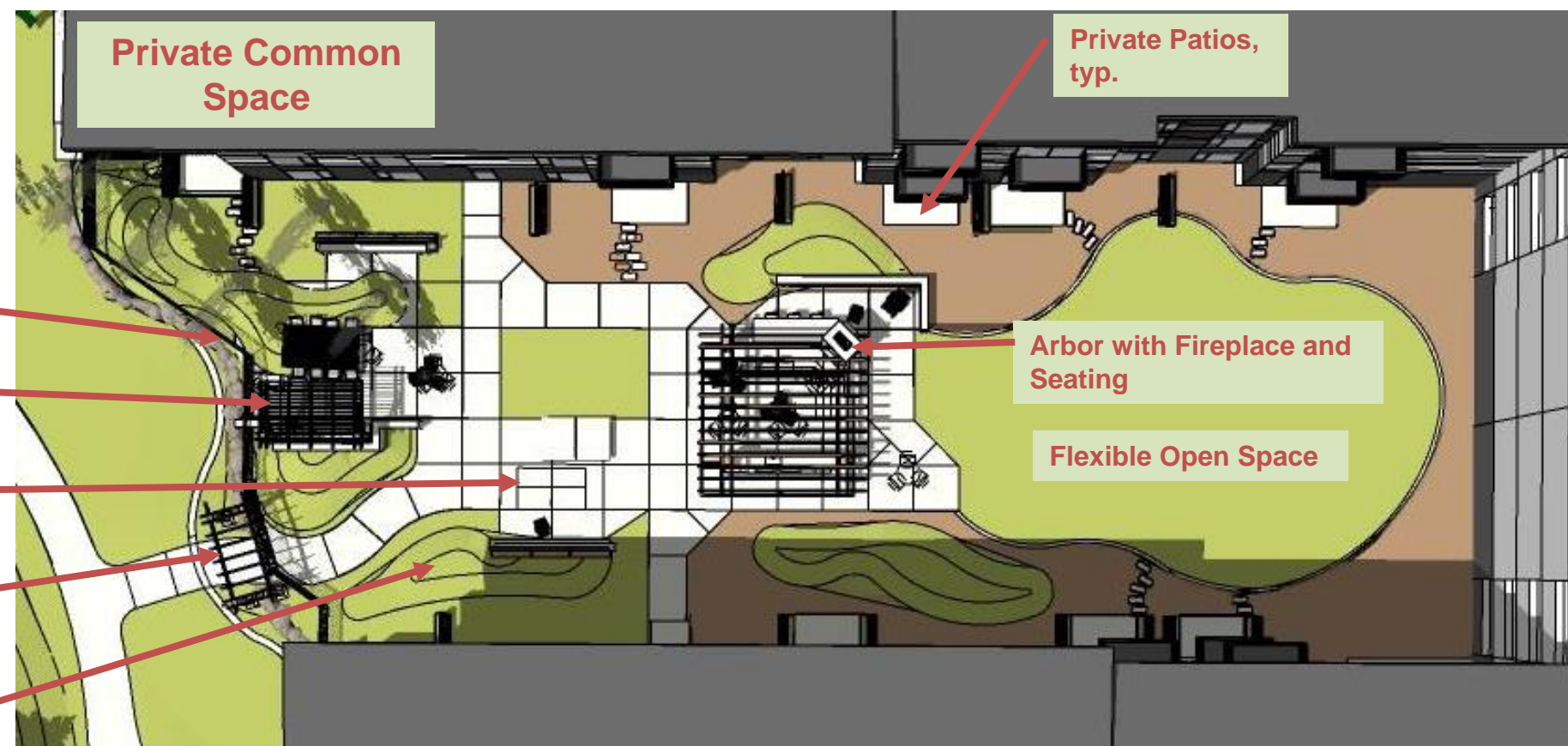
Fencing

BBQs with Seating

Concrete Ping Pong Table

Entry Arbor with Gate

Privacy Mounds, typ.



## Private Exterior Courtyards





## Building

### Item #7:

*The applicant shall return with fully developed elevations of the buildings including but not limited to: Materiality, glazing/window locations, primary entrances and entrance treatments, balconies, roof treatments and projections.*

### Response:

The fiber cement siding will be a mix of flat panel, lap, and shiplap styles. Varying colors and styles, including a “stained wood” accent, will break up the wall elevations to provide articulation, in addition, to the varying wall depths along any façade.

The vinyl windows, glass doors and mechanical louvers are to match in color.

Metal balconies and railings are to have a black or dark bronze powder coated finish.



## Project Design I Elevations

Southgate/KXLY Phase II | Radio Park Apartments  
DRB Recommendations | September 9, 2020





## Project Design I Elevations

Southgate/KXLY Phase II | Radio Park Apartments  
DRB Recommendations | September 9, 2020



## Project Design I Primary Entrance

Southgate/KXLY Phase II | Radio Park Apartments  
DRB Recommendations | September 9, 2020

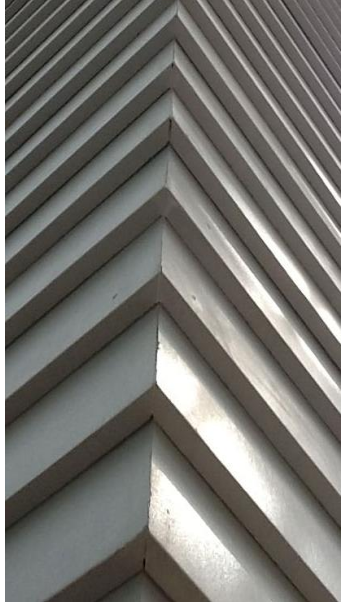




## Project Design | Materials | Flat Panel Fiber Cement and Trim

Southgate/KXLY Phase II | Radio Park Apartments  
DRB Recommendations | September 9, 2020





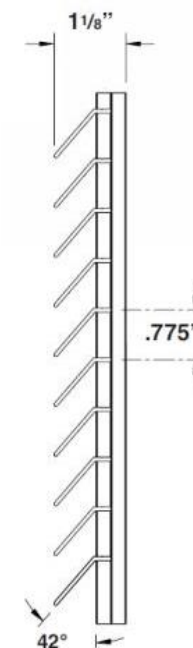
## Project Design | Materials | Fiber Cement Lap and Shiplap Siding





## Project Design | Materials | Wood Stain Fiber Cement





## Project Design | Materials | Windows and Grills

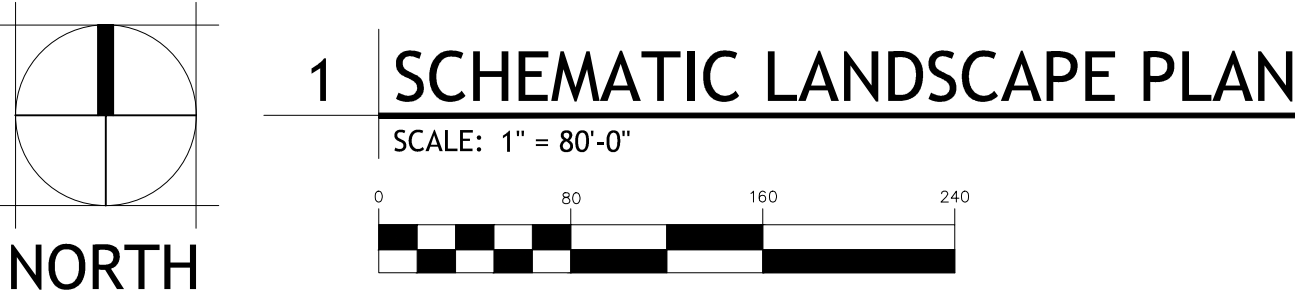
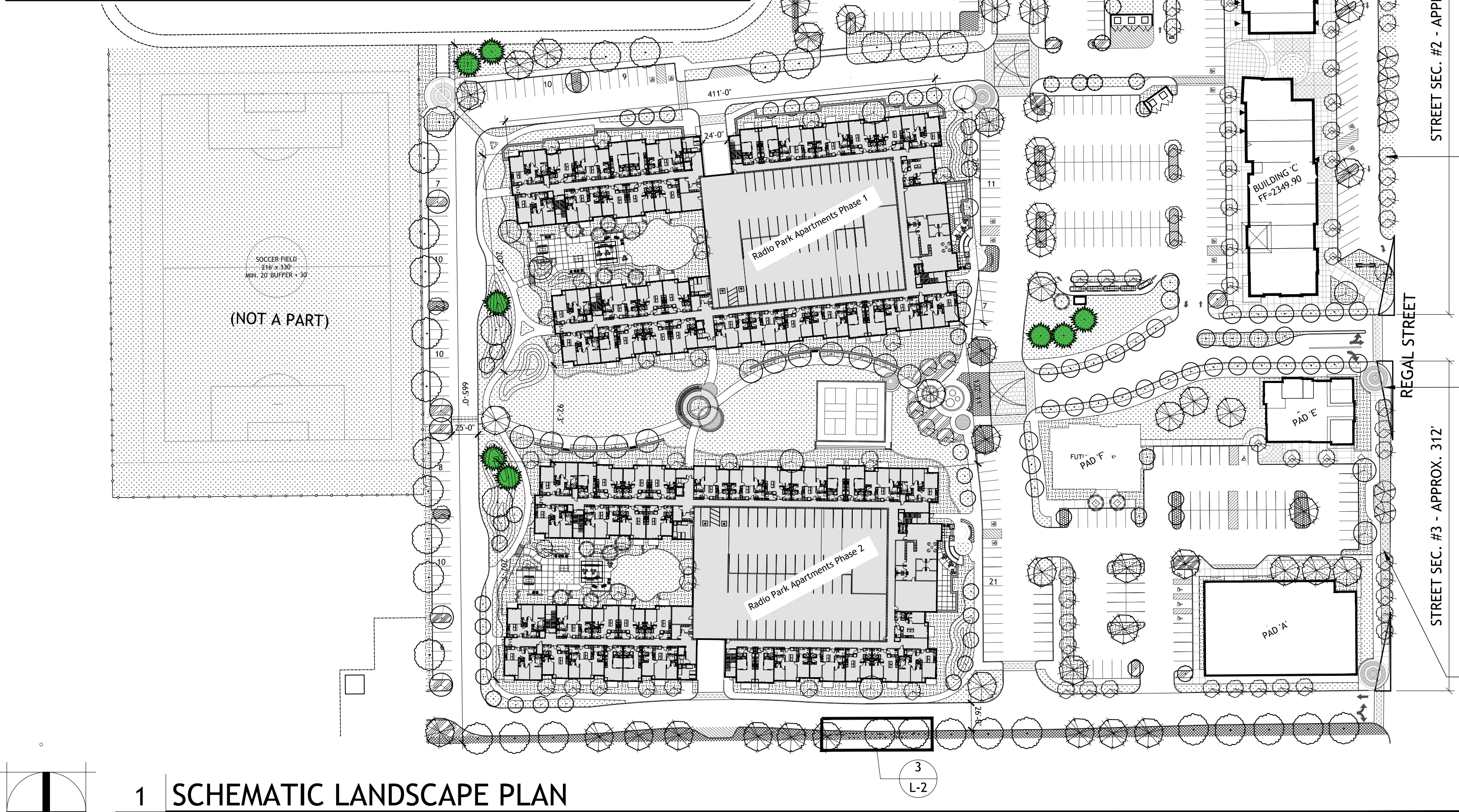


PLANT SCHEDULE - TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES	USDA ZONE
LARGE DECIDUOUS SHADE TREES						
AP	ACER PLATANOIDES 'DEBORAH'	DEBORHA NORWAY MAPLE	2" CAL.	B&B	45' X 40' W	ZONE 3
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.	B&B	50'H X 30'W	ZONE 4
TC	TILIA CORDATA 'CHANCOLE'	CHANCELLOR LITTLELEAF LINDEN	2" CAL.	B&B	35'H X 20'W	ZONE 3
SMALL DECIDUOUS AND FLOWERING TREES						
MA	MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL.	B&B	25'H X 20'W	ZONE 4
PC	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" CAL.	B&B	30'H X 15'W	ZONE 4
PU	PYRUS USSURIENSIS 'MORDAK'	PRAIRIE GEM FLOWERING PEAR	2" CAL.	B&B	25'H X 20'W	ZONE 3
QR	QUERCUS ROBUR X Q. ALBA	CRIMSON SPIRE OAK	2" CAL.	B&B	40'H X 15'W	ZONE 4
ZS	ZELKOVA SERRATA 'JFS-KW1'	CITY SPRITE ZELKOVA	2" CAL.	B&B	24'H X 18'W	ZONE 5
EVERGREEN TREES						
PP	PINUS PONDEROSA	PONDEROSA PINE	6' TALL	B&B	40'H X 30'W	ZONE 3
PV	PINUS FLEXILIS 'VANDERWOLF'S'	VANDERWOLF'S LIMBER PINE	6' TALL	B&B	25'H X 15'W	ZONE 4

STREET TREE CALCULATIONS

STREET SECTION	LINEAR FEET/LENGTH OF STREET SECTION	REQ. TREE SPACING	# OF TREES REQ.	TREES PROVIDED
STREET SECTION 1	LENGTH: 342' - 66' BUS STOP PLACE HOLDER = 276'	DIVIDED BY 25' OC.	11 TREES (MIN)	9 TREES DUE TO POWER POLES AND LIGHTS
STREET SECTION 2	LENGTH: 519' - 84' (DRIVEWAYS) = 435'	DIVIDED BY 25' OC.	17.4 TREES (MIN)	18 TREES
STREET SECTION 3	LENGTH: 312'	DIVIDED BY 25' OC.	12.4 TREES (MIN)	12 TREES DUE TO POWER POLES



LANDSCPE NOTES

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.

2. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.

3. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.

4. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.

5. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.

6. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.

7. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF SMALL (1" MINUS) TAN PERMA-BARK MULCH. SUBMIT SAMPLE FOR APPROVAL. RE-MULCH ANY AREAS THAT ARE NOT 3" IN DEPTH AT THE END OF THE WARRANTY PERIOD AT NO COST TO THE OWNER.

8. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.

9. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
10. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.

11. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.

12. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.

13. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.

14. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

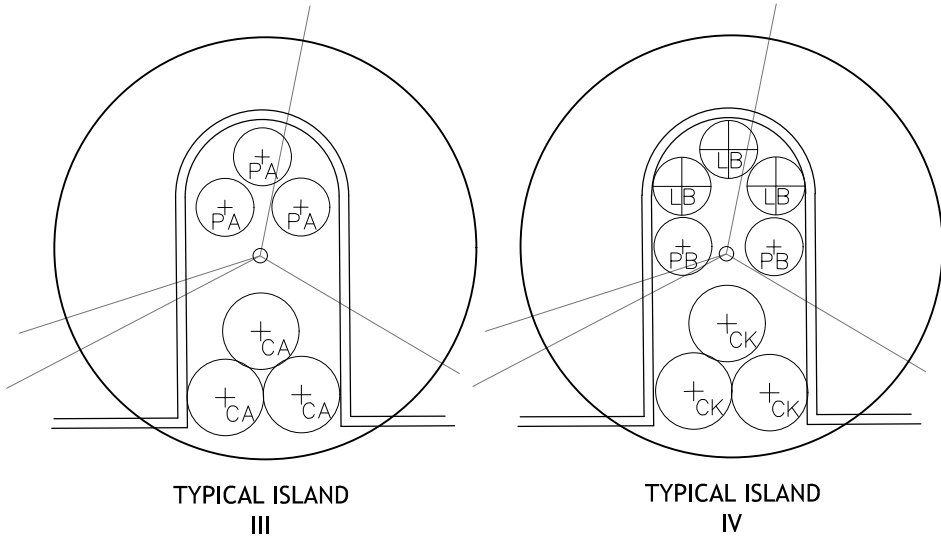
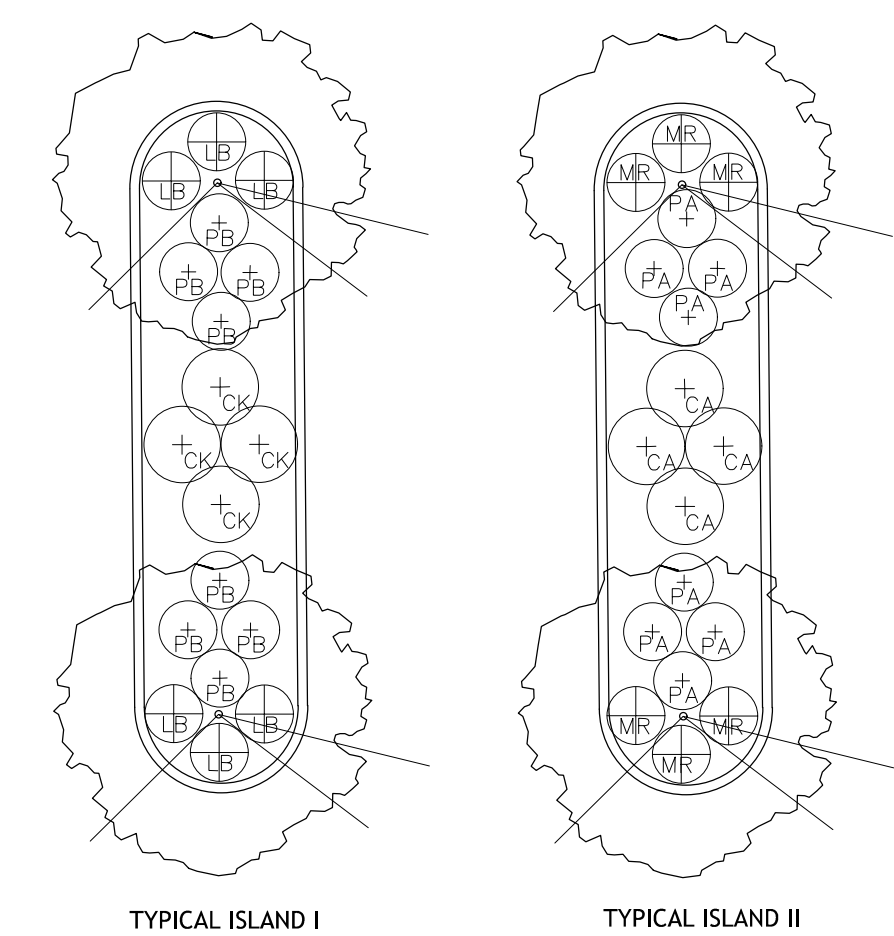
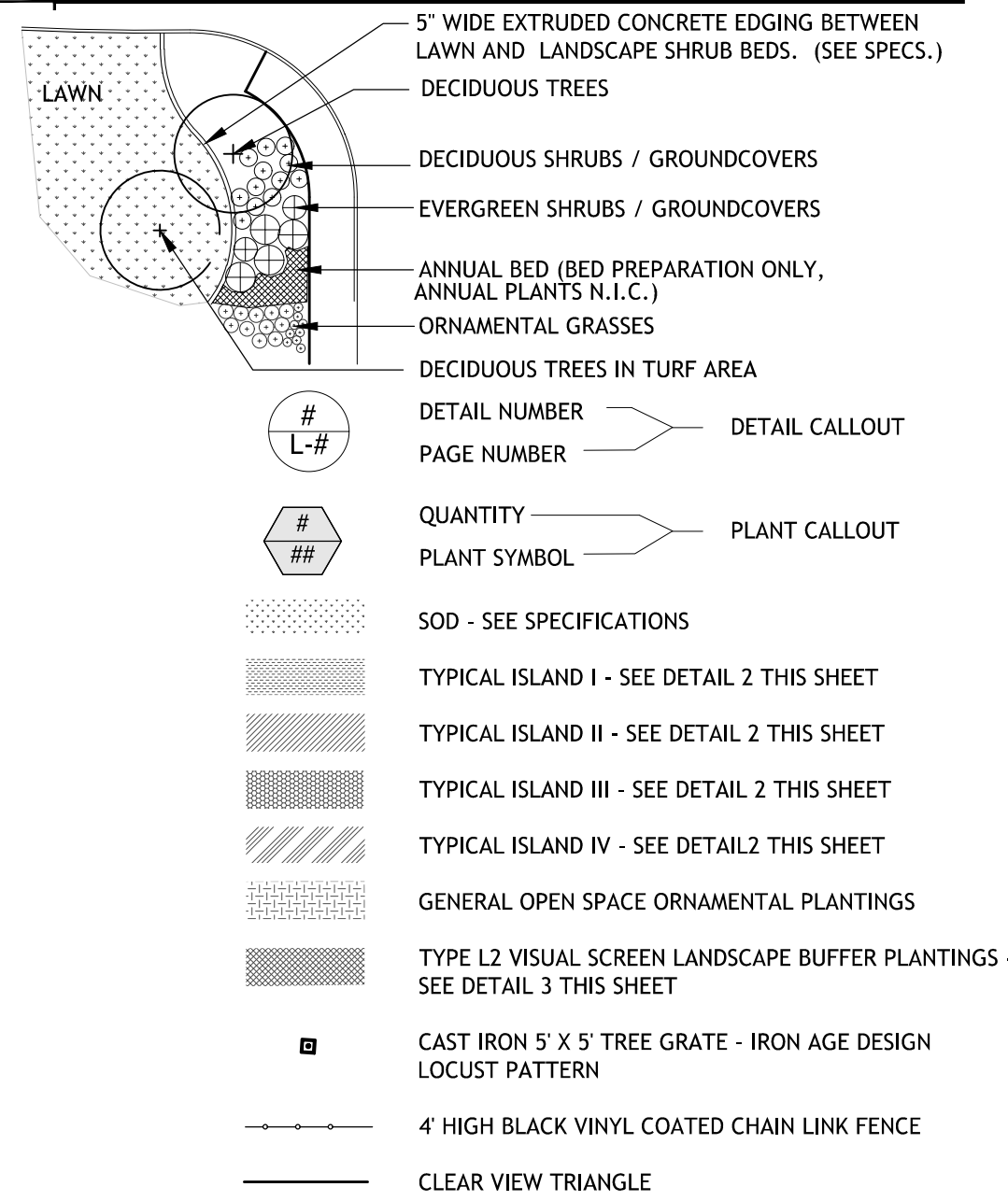
15. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

16.

PLANT SCHEDULE - PERENNIALS AND GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
CK	CORNUS SERICEA 'KELSEY'	KELSEYI RED OSIER DOGWOOD	3 GAL.
EF	EUONYMUS FORTUNEI 'EMERAL GAIETY'	EMERALD GAIETY WINTERCREEPER	3 GAL.
LB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.
MR	MAHONIA REPENS	CREEPING MAHONIA	3 GAL.
PA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	3 GAL.
PB	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	3 GAL.
PH	PHYSOCARPUS OPULIFOLIUS 'SEAWARD'	SUMMER WINE NINEBARK	5 GAL.
PG	PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF SCOTCH PINE	5 GAL.
VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	3 GAL.

LANDSCAPE LEGEND



2 TYPICAL LANDSCAPE ISLANDS

SCALE: 1" = 10'-0"

4 REGAL PLAZA ENLARGEMENT

SCALE: 1" = 30'-0"

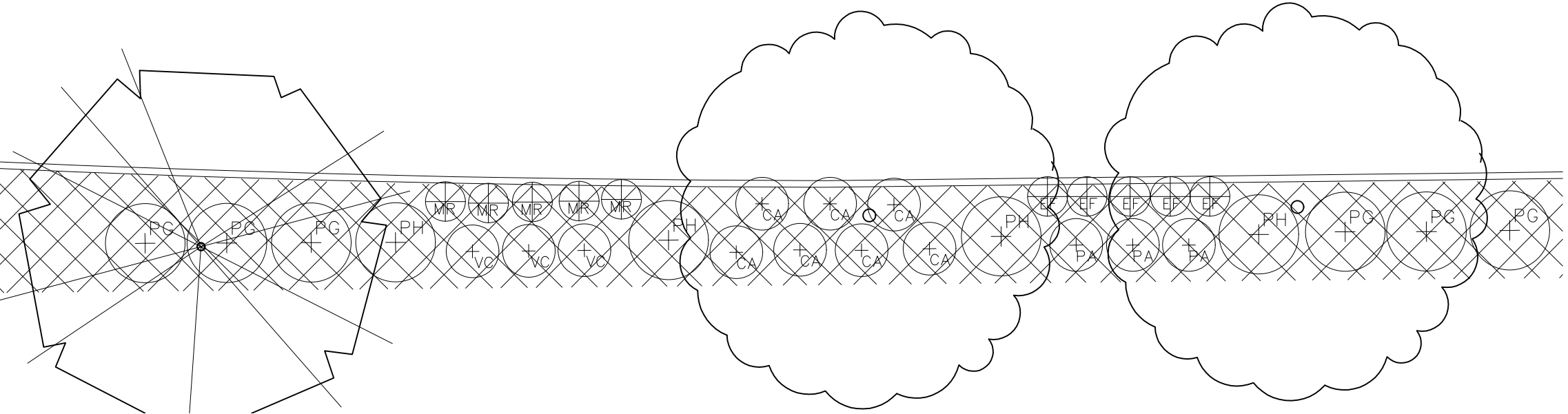


STREET SECTION 1



3 TYPICAL L2 VISUAL SCREEN BUFFER

SCALE: 1" = 10'-0"

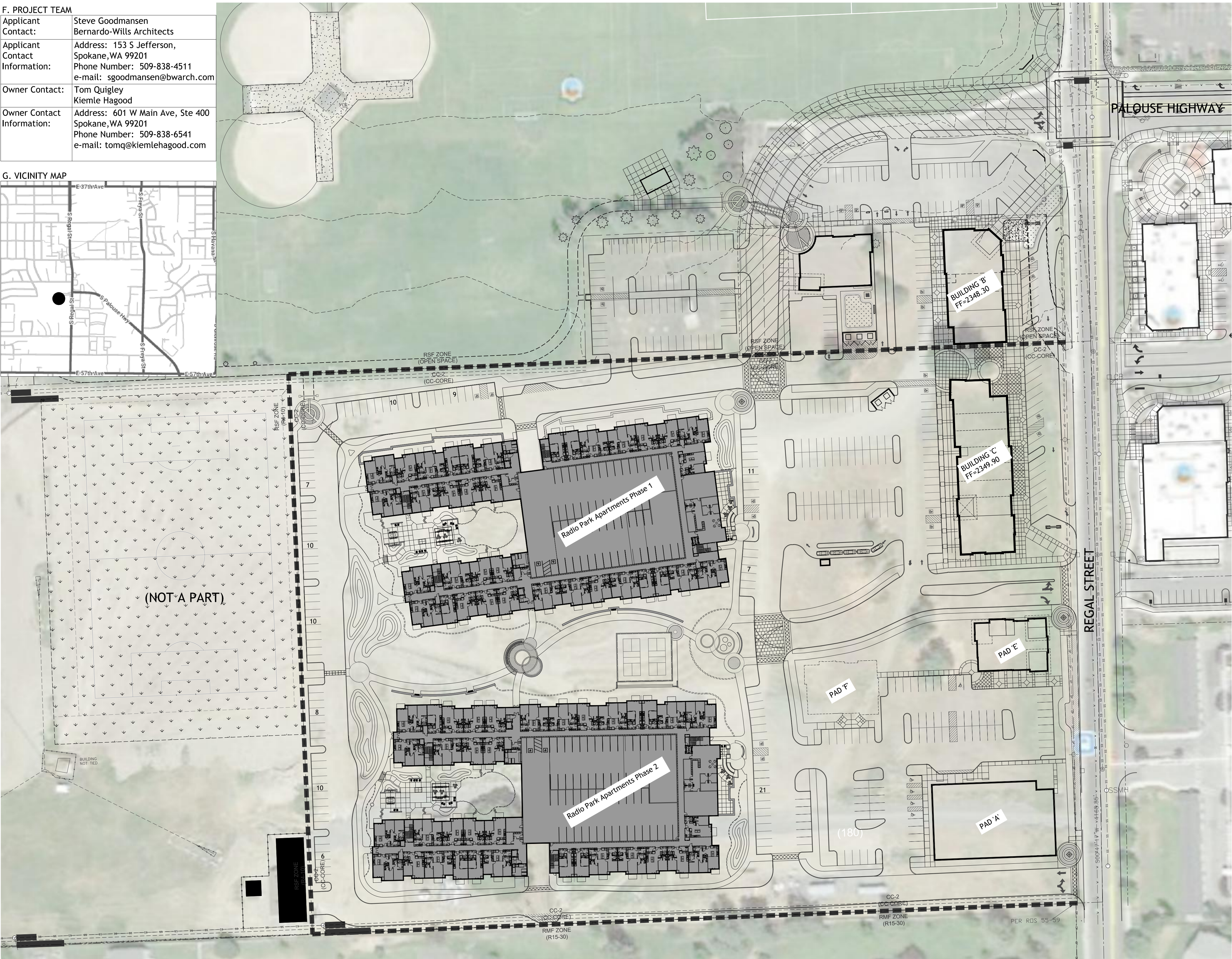
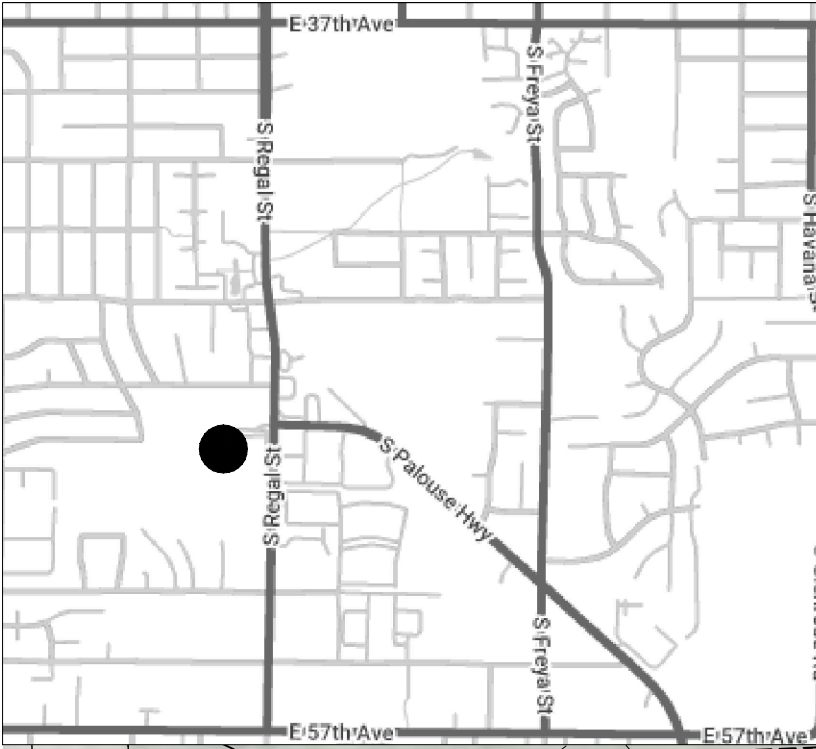




F. PROJECT TEAM

Applicant Contact:	Steve Goodmansen Bernardo-Wills Architects
Applicant Contact Information:	Address: 153 S Jefferson, Spokane, WA 99201 Phone Number: 509-838-4511 e-mail: sgoodmansen@bwarch.com
Owner Contact:	Tom Quigley Kiemle Hagood
Owner Contact Information:	Address: 601 W Main Ave, Ste 400 Spokane, WA 99201 Phone Number: 509-838-6541 e-mail: tomq@kiemlehagood.com

G. VICINITY MAP



A. SUBJECT PROPERTY(S) DATA

PARCEL ADDRESS	PARCEL NUMBER	ZONING & LAND USE	PARCEL AREA
5222 S. REGAL ST.	34041.9077	CC-2 DC (CC-1) CC CORE	609,840 SF
2651 E. 49th AVENUE	34041.0038	RSF OPEN SPACE	85,378 SF
ASSEMBLED PROPERTY AREA (ASSESSED):			695,218 SF
			15.96 ACRES

B. Required BLDG Setbacks & Landscaping

YARD / SITE LOCATION	REQD MIN. BUILDING SETBACK	SETBACK ADJACENT TO R-ZONE	REQD MIN LANDSCAPING
FRONT	0-FEET	10-FEET	5-FEET
SIDES	0-FEET	10-FEET	5-FEET
REAR	0-FEET	10-FEET	5-FEET
STREETS	12-FEET BACK OF CURB	12-FEET BACK OF CURB	6-FEET
USE BUFFER	-	-	6-FEET + FENCE
INTERIOR	-	-	10% PARKING AREA

C. BUILDING(S) AREA & REQUIRED PARKING RESIDENTIAL PHASE

BUILDING INFORMATION		REQUIRED PARKING	
BLDG NAME	BLDG AREA	MINIMUM (1/Unit up to 2 beds)	Provided Structured parking
Phase 1 Apartments	179,352 SF	154	259
Phase 1 Parking Garage	93,000 SF		
Phase 2 Apartments	179,352 SF	154	259
Phase 2 Parking Garage	93,000 SF		
TOTALS:	544,704 SF	308 Stalls	518 Stalls
ONSITE PARKING:			108 Stalls
PROVIDED PARKING:			626 Stalls
LESS 70 SOCCER COMPLEX PARKING STALLS:			556 Stalls
DEVELOPMENT PARKING RATIO:			1.02 STALLS / 1,000 SF
REQUIRED ADA PARKING (5%):			31 ADA Stalls
PARKING LOT TREES (1 INTERIOR TREE PER 6 STALLS PER 'SMC' 17C.200.040(F)a):			18 TREES

D. PROJECT DATA

DATA	EXISTING	PROPOSED
OCCUPANCY GROUP	—	R2
CONSTRUCTION TYPE	—	TYPE-II & V-A
MAX. BLDG HEIGHT	-	55-FEET
MAX. FLOOR AREA RATIO (F.A.R.)	-	0.5
BLDG(S) SPRINKLED	-	YES
SEPA REQUIRED	-	YES
ESTIMATED START DATE	-	TBD

E. BUILDING DATA PHASE 1 BUILDING (PHASE 2 SIMILAR)

Residential Area - Floor 1	45,124 SF
Residential Area - Floor 2	45,671 SF
Residential Area - Floor 3	45,365 SF
Residential Area - Floor 4	44,388 SF
Total Residential Area	180,548 SF
Structured Parking Area - Floor 1	23,184 SF
Structured Parking Area - Floor 2	23,184 SF
Structured Parking Area - Floor 3	23,184 SF
Structured Parking Area - Floor 4	21,867 SF
Total Structured Parking Area	91,419 SF
Building Valuation	\$30,000,000 +/-
Number of Stories	4
Building Height	55'

## Development Site Plan: Residential Buildings Southgate - KXLY

5222 S REGAL ST, Spokane - WA | BWA: 20-01-006 | Schematic Design | Date: August 19, 2020



# Design Review Board - Meeting Minutes Draft

August 26, 2020

Online via WebEx

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

## Attendance:

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

\*\* Chad Schmidt had provided a prior notice that he would abstain from the discussion and vote on this workshop item.

- **Northeast Middle School - Collaborative Workshop**
- Staff Report: Taylor Berberich
- Applicant Presentation: Greg Forsyth, Mike Terrell, Craig Conrad
- 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 August 26, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

## Design Departures

### **Buildings Along Street (general advice)**

1. The Board recognizes the function of the building is outside of the typical facility seen within a CC1 zone. As a part of the Design Departure the Applicant is strongly encouraged to explore ways and means of incorporating CC zoning design guidelines and principals within and around the building itself, while creating regions and spaces around the perimeter that lend themselves to being incorporated into the streetscape as the surrounding area begins to redevelop.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, 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 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, and N 5.3 Linkages.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Treatment of Blank Walls, SMC*

17C.122.060 Façade Transparency, SMC 17C.122.060 Massing, and SMC 17C.122.060 Pedestrian Oriented Signs.

**2. Perry Street (specific advice)**

The Board recognizes that Perry Street provides the greatest opportunity for an urban edge. Along this frontage, the Board recommends that the Applicant continue to develop a 12'-wide sidewalk along Perry Street and to ensure bicycle pathways and alternative transportation amenities be added to the school's Eastern Entry Plaza (i.e. secure bicycle/scooter storage, bike maintenance racks, etc.)

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, 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 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, SMC 17C.122.060, SMC 17C.122.060 Treatment of Blank Walls, SMC 17C.122.060 Façade Transparency, and SMC 17C.122.060 Pedestrian Oriented Signs.*

**3. Marietta Avenue (specific advice)**

The Board recognizes that Marietta Avenue has the greatest opportunity to integrate the adjacent residential neighborhood and the Logan Peace Park. The Board recommends that the sidewalks along Marietta Avenue be developed in a standard separated fashion and that an improved pedestrian crossing between the Park and the school site be developed.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, 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 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Lighting, SMC 17C.122.060 Screening and Noise Control of Service Areas, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.*

**4. North Foothills Drive (specific advice)**

The Board recognizes the constraints of the site along North Foothills Drive (NFD) and recommends that the Applicant continue to pursue the gateway structure at the northwest corner of the site along NFD as a reasonable substitute for the 30% building façade frontage along this street. Further, the Applicant is encouraged to work with the appropriate city



departments to develop a mid-block crossing of NFD to provide better pedestrian connectivity between the higher-density housing development and the school grounds.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, 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 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.*

#### **Buildings Along Intersection Corners**

5. The Board encourages the Applicant to develop an Ornamental Plaza at the intersection of North Foothills Drive and Perry Street, as a substitute for a building engagement. This plaza development should include possible improvements to pedestrian crossings and alternative transportation accommodations.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, 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 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Intersection Corners, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.*

#### **General (separate from Design Departures)**

6. The Applicant is encouraged to explore meandering sidewalks along North Foothills Drive, offset from the curb and where opportunity exists, to enhance the pedestrian experience and connectivity to adjacent properties.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.*



*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.*

Chuck Horgan moved to approve the advisory actions as written; Ted Teske seconded. Motion carried unanimously. (5-0, with Chad Schmidt abstaining)

\*\* Chad Schmidt rejoined the board members.

**Board Business:**

- **Approval of Minutes:** Minutes from the August 12, 2020 meeting approved unanimously.

**Old Business:**

- None

**New Business:**

- None

**Chair Report:**

- None

**Secretary Report - Dean Gunderson**

- Dean shared a spreadsheet of projects the board has reviewed this year.
- Other upcoming projects:
  - Sept 9<sup>th</sup> DRB Meeting - Radio Park Development (KXLY Phase 2) will be returning for their recommendation meeting.
  - September 23<sup>rd</sup> - Northwest Middle School
  - Albi Stadium Recommendation Meeting should be coming in soon
  - Administrative application of the Brownstone Apartment Building, which is not actual apartments but a facility owned by the Department of Corrections at Third and Browne.
  - Possibility of a parking structure at 901 N Monroe Street that would fall under the Downtown Design Guidelines and Standards
  - There's nothing currently slated for later than September.
  - UrbsWorks finished their analysis of other cities (Portland, Seattle, Boise). Phase 2 will be the creation of an outline of their proposal.

**Meeting Adjourned at 8:17 PM**

Next Design Review Board Meeting scheduled for Wednesday, September 9, 2020