

# Spokane Design Review Board

Monday, December 14, 2020

5:30-8:00 PM

Teleconference

**TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE**

## Board Briefing Session:

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

## Workshop:

- |             |  |                  |
|-------------|--|------------------|
| 5:40 – 7:40 | 5) <a href="#">206/214 Riverside Apartments – 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).....                                    | 45 m             |

## Board Business:

- |             |   |                |
|-------------|---|----------------|
| 7:40 – 8:00 | 6) Approve the <a href="#">12/9/2020</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, January 13, 2021.**

# **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: **146 711 8947** 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.

# 214 Riverside Apartments

## 2 – RECOMMENDATION MEETING

Design Review Staff Report

December 10, 2020

**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

deChase Miksis (Developer)

ATTN: Mitch Yockey, GGLO Design

### Background

The Design Review Board Collaborative Workshop was held on November 11, 2020.

*The following materials are supplemental to this report:*

- *Design Review Staff Report | Program Review/Collaborative Workshop, November 6, 2020;*
- *Design Review Board | Collaborative Workshop Advisory Actions, November 11, 2020.*

### Responses to Advisory Actions

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop including any changes made in response to advisory actions offered by the Design Review Board on November 11, 2020 as follows (Applicant's comments are provided in *italicized blue*, additional staff comments are in **bold blue**):

1. **The Applicant is encouraged to return with imagery that depicts the project as viewed from a variety of street-level perspectives and clearly communicates the level of building detail particularly at the pedestrian scale.**

*The Design team has generated a number of updated ground level perspectives that specifically focus on the pedestrian experience, art integration, street furniture, storefront expression and ground level planting. Specific focus has been placed on increasing opportunity for engagement at Riverside, engaging the corner at Riverside and Browne and shaping the integration of art at the alley off Browne.*

2. **The Applicant is strongly encouraged to maintain and further develop the Riverside facing pedestrian space as a central key feature of the project.**

*Since our last meeting, the design team has continued to develop and enhance the Riverside facing pedestrian space which is central a feature of the project.*



#### *Development of project storefront*

*The Design Team was asked to watch Macklemore's Downtown video as part of our research and continued development. Since we last came before you to present our design the storefront has been reconfigured to maximize pedestrian interaction. Columns have been consolidated to improve pedestrian flow and visual access. Inspired by the historic faceted storefront entries, sections of glazing have been faceted where they angle and return to a structural column. The design team has also decided to bring the brick volume all the way down to the ground creating strong corners but minimizing solid expanses at Riverside.*

#### *Development of Plaza at grade*

*Riverside continues to be activated by retail at the corner of Riverside and Browne with opportunity for spill out café seating at both Riverside and the publicly accessible plaza centered at the South Façade. A Heritage tree helps to delineate the space while an outdoor fire feature, ground level planting, enhanced paving pattern, green wall covered in Boston Ivy, and planted Mexican feather grass create a welcoming space that pay homage to the colors and textures of the Palouse. The leasing lobby use east of courtyard creates an activated edge and creates additional opportunity for spill out.*

#### *Development of Elevated residential plaza*

*Planting at the elevated Residential terrace specifically supports a composition that references the expansive Palouse accommodating pollinators and edible plants. Communal area and adjacent amenity space help to activate the south edge of the elevated residential terrace. A glass railing helps to maximize visual connectivity to planting and residential activity, creating a terraced activation of the Riverside frontage. Individual units have residential patios and are landscaped to emphasize both their autonomy and their connection to the larger courtyard scene. Additionally, bolt-on balconies provide additional texture and residential scale at the upper levels of the courtyard.*

- 3. The Applicant shall return with further detailed designs of the proposed street-level activation opportunities including anticipated uses, landscaping, site accessories, art, or other elements as deemed appropriate by the Applicant.**

*The streetscape has been further developed to enhance the activation of the pedestrian realm. Bench seating has been added at the bus stop in addition to other key locations along the frontage. Bike racks are distributed along Riverside and Browne to support alternative transportation in the neighborhood. Permeable pavers fill the spaces between tree grates to enhance the growing environment for new street trees as well as add to the character and definition of the streetscape. These same permeable pavers are used in the plaza, linking the sidewalk with the public plaza within. Entrances and seating are placed to maximize interaction between plaza and streetscape activity. Lush planting and festival lighting enhance the texture and warmth of the plaza for both passersby and visitors.*

4. **The Applicant is strongly encouraged to consider the bulk of the north elevation with respect to massing and detail as viewed from the surrounding streets and neighborhood. The Applicant may consider opportunities to integrate art, greenery, or other architectural detail means as deemed appropriate.**

*Since our last presentation the design team has continued to address the bulk of the North elevation acknowledging the high visibility of this façade from the surrounding neighborhood including high visibility from Browne. We continue to refine the articulation of the 3 primary building volumes articulated with a dark gasket and differentiated glazing pattern. Building parapets are lowered at these gasket locations. Corrugated metal siding with inlaid smooth metal accent boards help to bring texture and a warm tonality to the north façade. The base of the North façade continues to be refined with the corner at the alley allocated for a mural as well as a cove lighting detail that washes these walls with light. Inset perforated panels work in concert with the vertical gaskets helping to further articulate the building masses and allowing natural ventilation and the transmittance of light from the parking garage helping to further illuminate the alley. Furthermore, bolt-on balconies have been reallocated to focus at this corner – capitalizing on priority views and stimulating resident engagement with the street. The design team is also exploring opportunities to integrate an LED strip into the railing or the underside of these bolt-on balconies to produce an attractive glow that emphasizes this building corner.*

**Staff Comments: The Applicant has depicted the alleyway being developed as a narrow street with sidewalks; this will not be the case, as the alleyway will remain 16' wide.**

5. **The Applicant is encouraged to return with designs that provide articulation, materiality, architectural detail, or other means to address the bulk concrete walls of the north and east building base with respect to pedestrian scale.**

*The design team and client team has engaged both The Woodshop (Spokane-based marketing and branding) as well as Terrain (Spokane-centered arts organization) to collaborate on a mural that focuses at the corner of Browne and the alley entrance. The intent is to create an opportunity for local artists to create a piece that relates specifically to the natural and cultural context of the site further solidifying the project's connection to the neighborhood but also serving to help activate the alley at this location and address the building's second iconic corner. A cove lighting detail is being developed for the transition from metal siding to help illuminate the mural and also to promote pedestrian comfort and safety at this corner. Perforated screen panels infill to obscure visibility into the garage and work with the overall massing to further articulate the project base and create additional opportunities for illumination.*

6. **The Applicant shall return with project elevations that include the surrounding historic multi-story buildings in order to communicate the project's scale, height, and relationship to those existing buildings.**

*Please see adjacent graphics that explain the current project proposal situated in the immediate context illustrating its relationship to existing historic multi-story buildings. These elevations demonstrate how the project massing strategies enable the project to seamlessly integrate with the scale of historic building frontage at Riverside. The rigor of the extensive, yet residentially scaled, glazing connects the project to the fabric of single occupancy hotel buildings that constitutes so much of the post-fire historical fabric. The brick and light metal siding juxtapose a contemporary counterpart to the masonry and glazed terra cotta façades that characterize the immediate surroundings. The project takes a hyper local approach, highlighting Spokane's timber town past with vertical metal window accents that reference warm wood tones and 6" boards.*

**Staff Comments:** please reference pages 11-12 of the applicant's submittal to see the aforementioned graphics.

**The Applicant is not showing the adjacent buildings with sufficient detail to determine fenestration pattern and building articulation as it relates to the proposed new building. Several of the adjacent buildings are shown in the applicant's massing model with the incorrect height (1-2 stories shorter than the buildings' actual heights).**

- 7. The Applicant is encouraged to further refine the design of the cornices of the masonry and corrugated panel towers to further meet the intent of the Downtown Design Guideline A-2, Enhance the Skyline.**

*The cornice design has been refined since the board last saw the project. True to the concept initially presented, the cornice at the metal building characterizing west and north facades remains simple and crisp so as to contrast the masonry cornice at the SE east corner. Corrugated ribs are oriented vertically to emphasize height and grandeur and finished with a simple cap to serve as a datum that emphasizes their texture. The brick cornice is distinguished with several rows of a vertically oriented soldier course. A black metal cap creates a shadow line and punctuation at the building top. The Design team is currently exploring the opportunity to integrate an LED strip into this cornice detail to create a substantial anchor at the building corner.*

**Staff Comments:** the additional articulation (cornice/specialty lighting) is only occurring on the bricked portion of the building. The building portion that has corrugated metal siding has very little detailing at the cornice.

- 8. The Applicant is strongly encouraged to explore the interaction of the building with the intersection of Browne and Riverside. In particular, the Board would like to see examples of how the building at the pedestrian level can turn the corner and perhaps create an urban refuge, main entry, or small plaza space oriented to the intersection.**

*As discussed in a previous response the design team was asked to watch Macklemore's Downtown video as part of our research and continued development of this important corner. The video was very instructive. Since we last came before you to present our design the storefront has been reconfigured to maximize pedestrian interaction. Columns have been consolidated to improve pedestrian flow and visual access. Inspired by the historic faceted storefront entries, sections of glazing have been faceted where they angle [sic] and return to a structural column. The design team has also decided to bring the brick volume all the way down to the ground creating strong corners but minimizing solid expanses at Riverside. The design team has still elected to emphasize the public plaza at Riverside and enhance the success of the future commercial use with a usable corner but a number of improvements have been made to engage the pedestrian at this corner and extend interior to exterior connection as the corner turns at Browne. You will note that the revised faceted shapes allow for additional covered and lit space forming an urban refuge at the storefront edge. We have also reconfigured the ground level floor plan in order to provide a glazed expression that runs all the way to the exit stair discharge at Browne. Additionally, clerestory windows extend the glazed expression even further on Browne allowing light into a secure bike storage location. Generous canopies that are 6 feet deep enhance the pedestrian realm while reinforcing the rhythm of storefront at the streetscape.*

**Staff Comments:** it should be noted that traditional storefronts in Spokane are only faceted at the building entrances (and with a depth deep enough to avoid a door swing encroachment into the sidewalk). The Applicant is showing all the storefronts set back approximately a foot from the back of sidewalk, divorced from the original purpose found in a traditional storefront.

## Additional Suggested Topics for Discussion

Posed by staff based on the November 30, 2020 submittal:

1. The design proposes the corrugated metal siding extending fully to ground level. In previous installations of this material in Spokane projects, this material/installation is easily dented or damaged at high traffic areas, accelerating the appearance of visual blight in a manner that is difficult to repair. Does the Board have a recommendation regarding the use of corrugated metal siding in this high traffic area? See Figure 1.



*Figure 1- Dented corrugated metal building in downtown Spokane*

2. The Applicant has proposed some special treatment for the portion of the cornice above the brick, but the portions above the corrugated metal have no similar level of articulation. Does the Board have a recommendation regarding the apparent lack of building top to correspond with the building base, to stay consistent with the design standard and design guidelines?
3. The Applicant has not provided a material palette for the screening for the structured parking, or for any fence enclosure at the dog park. Does the Board have a recommendation for these design elements?
4. The Applicant's unusual chamfered (referred to as "faceted" by the Applicant) configuration of the building's storefront systems, and transoms (referred to as clerestory windows by the Applicant) into the bike storage area, seems to be incongruent with the rest of the building composition. Does the Board have a recommendation to resolve this incongruity? See Figure 2 below.



*Figure 2- Applicant's proposed storefront configuration (left) and a Spokane storefront with traditional inset entryway (right)*



5. The Applicant is proposing Chinkapin oaks along Riverside Avenue. While Urban Forestry is concerned about potential acorn litter on the sidewalk, the department has indicated the acorns would be a good food source for urban wildlife. Urban Forestry has additional concerns about limb clearance during tree maturation (this tree tends to branch lower during its growth, encroaching into pedestrian walkways, and bicycle & vehicle travelways). Does the Board have an alternative suggestion for a similar Class III tree with an upright form? See Figure 3 below.



*Figure 3- Young Chinkapin oak trees*

6. Given the likely development of a Cycle Track along the north side of Riverside Avenue (see Figures 4 and 5 below) and the concomitant loss of a bulb-out at the intersection of Browne Street and Riverside Avenue, does the Board have advice to offer regarding the loss of pedestrian space at the building corner and the proposed design?



*Figure 4- Rendering of STA Central City Line Stop 15- at the corner of Bernard and Riverside. The proposed cycle track can be seen between the sidewalk and the platform.*

## Painted Bumpouts



## Traditional Concrete Bumpouts



Figure 5-Bumpout graphics created by City of Spokane Staff

- Given the ongoing progress towards the creation of a cultural trail along the north side of Riverside Avenue and that the subject site was selected in the plan for a Viewing Bench, does the Board have advice regarding how such a bench assembly could be incorporated into the proposed Riverside plaza? See Figures 6 and 7 below.

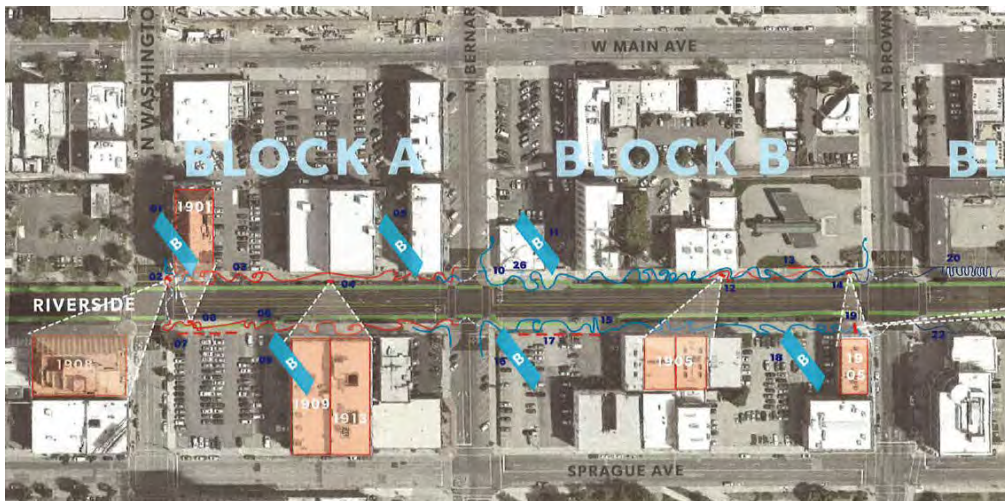


Figure 6- Map of proposed frame positions. Frame 14 is at the corner of Riverside and Brown.

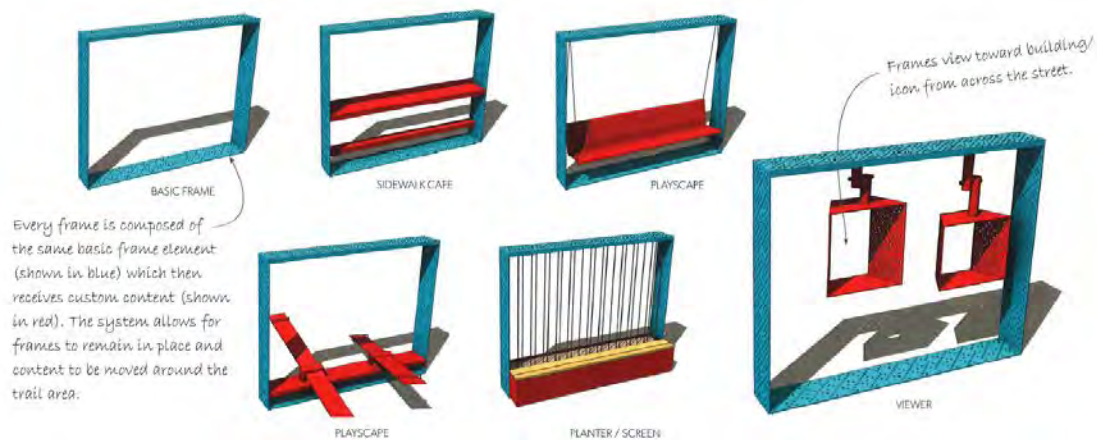


Figure 7- Proposed frame options for the cultural trail

## Note

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

## Policy Basis

Spokane Municipal Codes  
City of Spokane Comprehensive Plan  
Public Project Design Guidelines

# 206 W Riverside Apartments

1 - Program Review/Collaborative Workshop

Design Review Staff Report

November 6, 2020



**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

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

**Applicants:**

deChase Miksis, GGLO design

ATTN: Mitch Yockey, GGLO Design

## Design Review Board Authority

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

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

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

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, all new buildings or structures within the central area on the Downtown Design Review Threshold Map greater than 25,000 square feet are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**

### Recommendations.

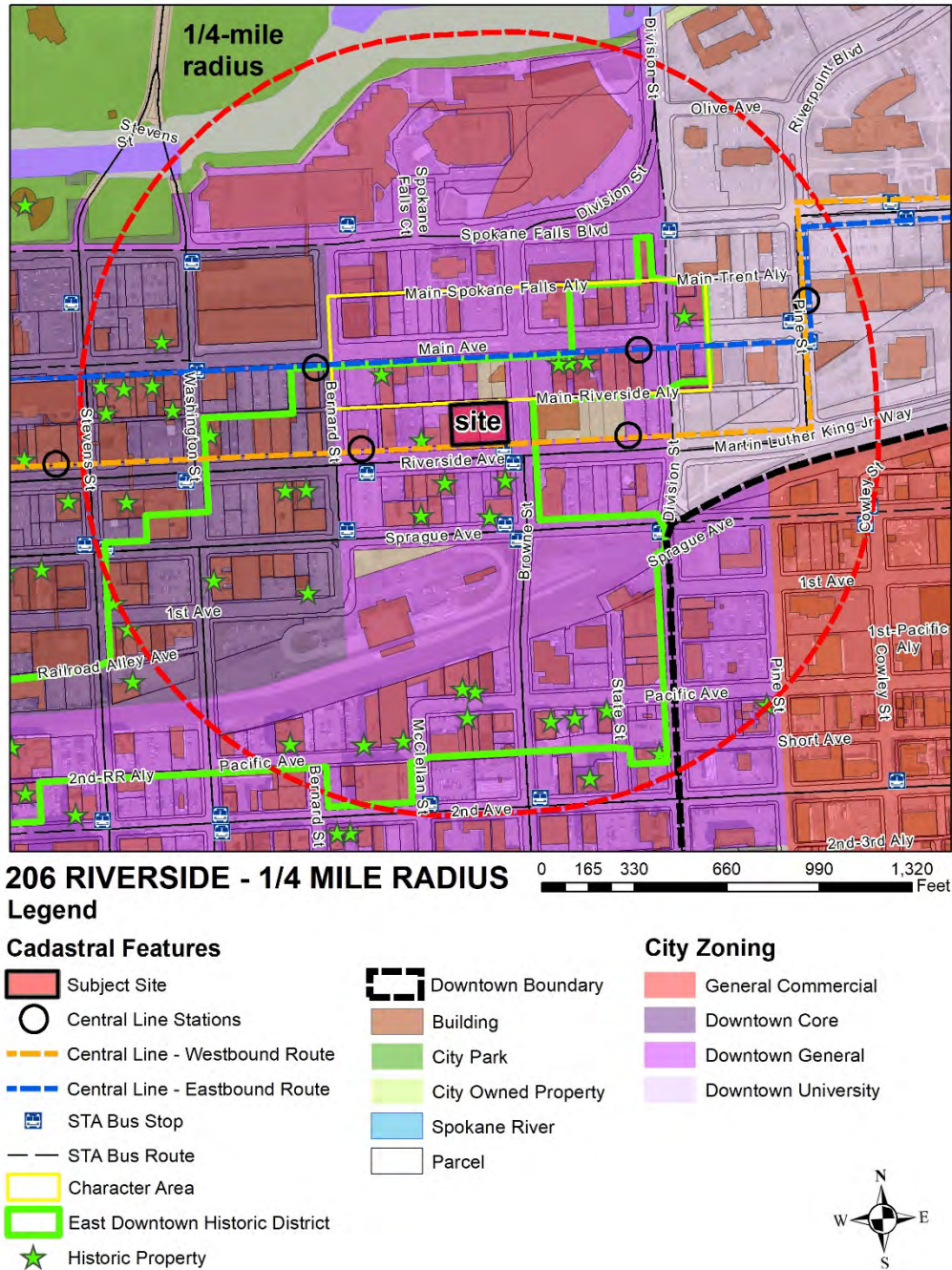
Recommendations of the Design Review Board will be forwarded to the Planning Director and the chair of the Riverside neighborhood council.

## Project Description

Please see applicant's submittal information.



## Location & Context

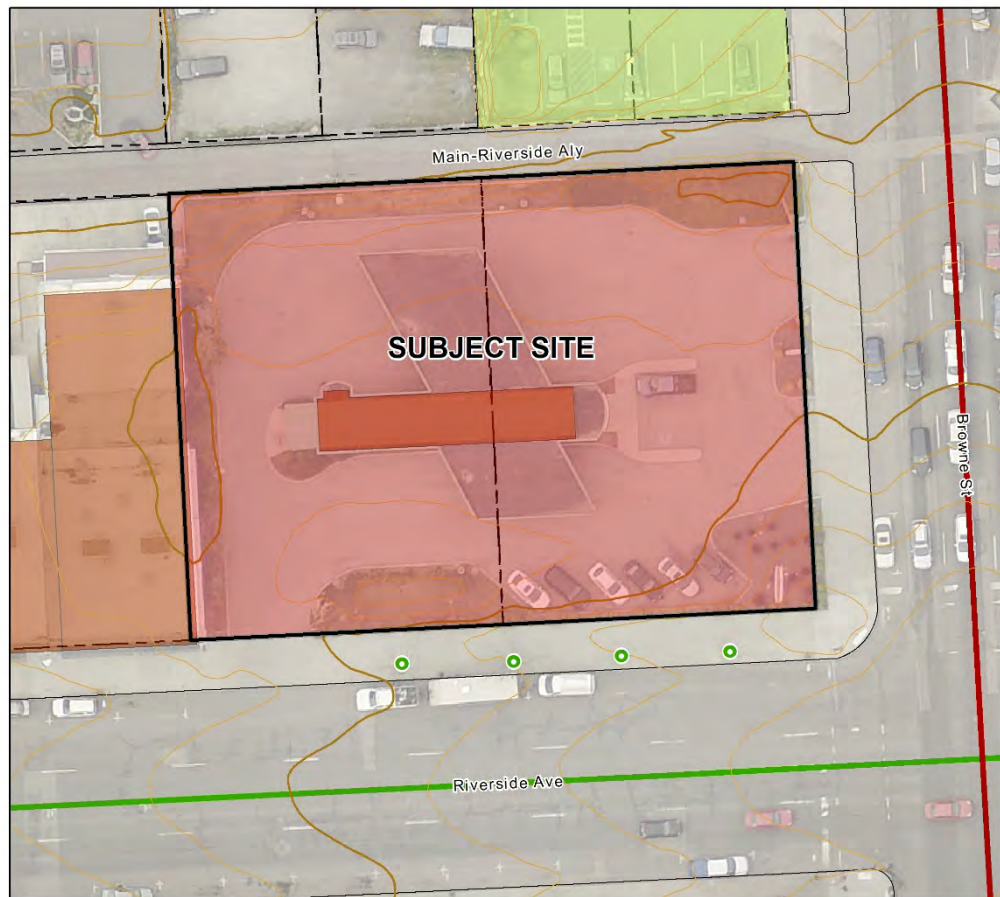


The site is zoned downtown general and is comprised of two parcels within the Riverside neighborhood council. The first parcel is addressed as 206 W. Riverside Ave and the second as 214 W Riverside Ave. The Spokane Fire Department (Station #1) is located to the east across Browne St. There are 32 historic structured located with a 1/4-mile of the subject site, including the Richardsonian Delaney/Realty Building (Albert Held architect, 1912), Salvation Army Building (Archibald Rigg architect, 1921), and Saffron Building (1909) located on the same block (to the west of the site). To the south of the site (across Riverside Avenue) is the National Hotel (1905), and the Mearow Block of buildings (1904 - 1913). The parcels are within the East Downtown historic district, however the site itself is not on the registry.

The site is immediately adjacent to the West Main Character Area, though it would not be subject to the area's design guidance.

There are two major transit routes to the south – the proposed STA Central City Line (eastbound) will run along Riverside and will have stations roughly equidistant east & west from the site near the Bernard and Division intersections – and roughly in the same east/west locations for the westbound route, running one block to the north on Main Avenue. In addition, eight STA bus routes run along Riverside – the 25 (Division), the 26 (Lidgerwood), the 28 (Nevada), the 29 (SCC), the 74 (Mirabeau/Liberty Lake), the 172 (Liberty Lake Express), the 173 (VTC Express), and the 190 (Valley Express).

## Character Assets



### 206 RIVERSIDE - VICINITY

#### Legend

##### Cadastral Features

- Subject Site
- City Street Tree
- 5-foot Contour Line
- 1-foot Contour Line
- Building
- City Owned Property
- Curb Line
- Parcel

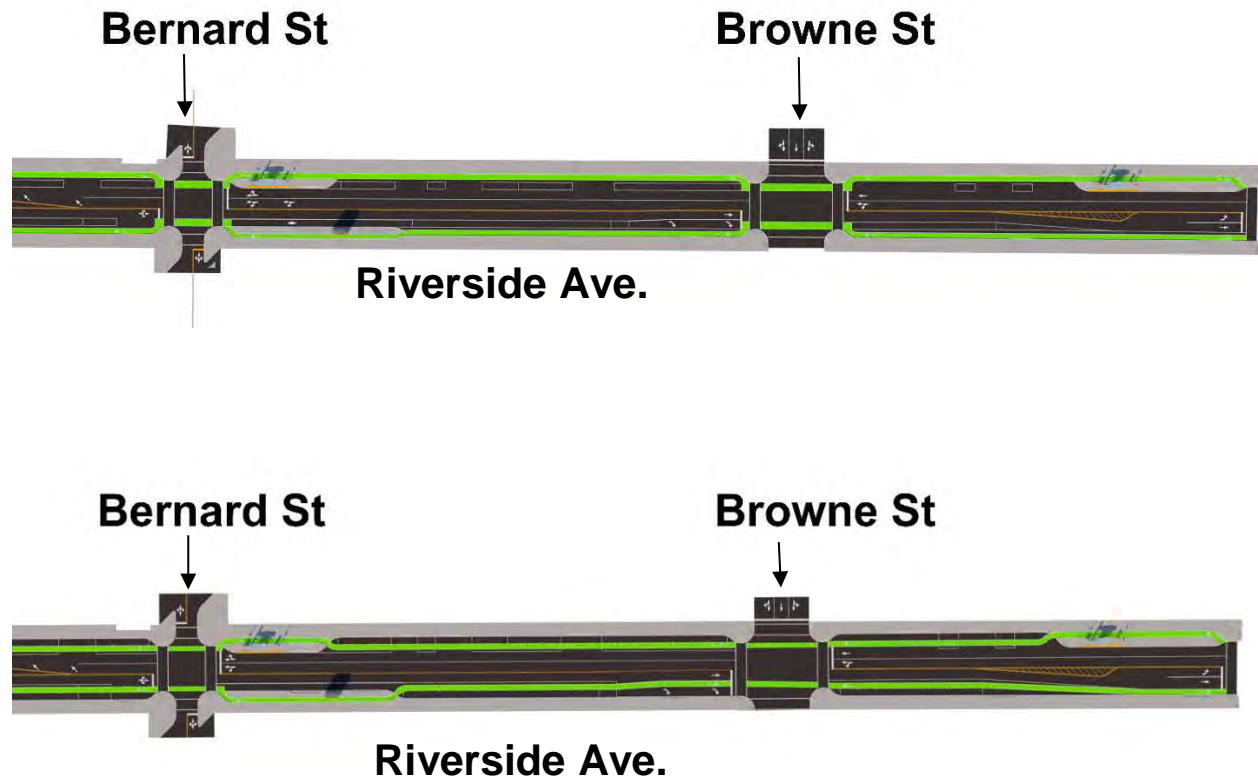
##### Complete Streets

- Bike/Pedestrian Path
- Pedestrian Street
- Type I Complete Street
- Type II Complete Street
- Type III Complete Street
- Type IV Complete Street



Riverside Avenue is designated as a type II complete street or “community connector.” Browne Street is a type III complete street, or “city-regional connector.” The site falls just south of the East Downtown Character Area, and there are four city-owned trees along Riverside Avenue to the south of the site.

The image below indicates the two possible configurations for the proposed Riverside Avenue improvements, both of which indicate new cycle tracks. These cycle tracks are part of the larger existing and proposed bike network.



## Regulatory Analysis

### Zoning Code Requirements

The site is zoned Downtown General. 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.

Project of City-Wide Importance report attached at the end of this document

### Downtown Design Standards

Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the board may offer some flexibility from certain eligible code “design standards” if the board recommends that the proposed solution is equal or better than what is required, and still meets the purpose of the standard.



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

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

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

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

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

#### **LU 4 TRANSPORTATION**

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

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

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

### **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.

**TR 1 Transportation Network For All Users:** Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers. Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed,

operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's Comprehensive Plan, and the Arterial Street map.

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

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

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

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

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

## **CHAPTER 7: ECONOMIC DEVELOPMENT**

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

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

### **DP 2 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 2.11 Improvements Program: Facilitate improvements such as sidewalks, street improvements, street trees, sewers, and parks in neighborhoods and commercial areas designated for higher density development.

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

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

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

DP 2.16 On-Premises Advertising: Ensure that on-premises business signs are of a size, number, quality, and style to provide identification of the business they support while contributing a positive visual character to the community.

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.

### **DP 4: DOWNTOWN CENTER VIABILITY**

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

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

## **CHAPTER 9: NATURAL ENVIRONMENT**

### **NE 1 WATER QUALITY**

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

### **NE 12 URBAN FOREST**

NE 12.1 Street Trees: Plant trees along all streets.

### **NE 13 CONNECTIVITY**

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

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

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

## **CHAPTER 10 SOCIAL HEALTH**

### **SH 3 ARTS AND CULTURAL ENRICHMENT**

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

## **City of Spokane Downtown Plan** **[Downtown Plan "Fast Forward Spokane" link](#)**

### **2.1 ECONOMIC DEVELOPMENT**

**Goal: Foster economic development within the Downtown Core**

*Objectives:*

- Support existing Downtown businesses
- Develop additional retail in existing and developing retail districts that complements existing Downtown retail
- Identify, evaluate, and develop "Opportunity Sites"
- Improve basic and ancillary services for residents and other stakeholders (i.e., site a full-line grocery store, enhance the farmer's market, etc.)
- Attract future employers (including but not limited to "green collar" businesses and biomedical facilities; provide incubator space for emerging businesses)

### **2.2 BUILT FORM AND CHARACTER**

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

*Objectives:*

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

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

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

*Objectives:*

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

## 2.5 HOUSING AND NEIGHBORHOOD

**Goal: Increase housing options Downtown and protect existing neighborhood character**

*Objectives:*

- Develop mixed-use neighborhoods and buildings within Downtown
- Maintain an adequate inventory of affordable housing within Downtown
- Increase housing within and in proximity to University District (including student housing)
- Increase mid-range housing for rent and for sale within and adjacent to Downtown
- Strengthen connections between Downtown and surrounding neighborhoods
- Develop Kendall Yards and establish strong links to Downtown Core

## Downtown Design Guidelines

[Downtown Design Guidelines link](#)

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

The three overarching principles supported throughout the guidelines are:

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

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

#### A-1 Respond to the Physical Environment

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

#### A-2 Enhance the Skyline

*Design the upper portion of the building to create visual interest and variety in the Downtown skyline. Respect noteworthy structures while responding to the skyline's present and planned profile.*

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

#### B-1 Respond to the Neighborhood Context

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

#### B-2 Create Transitions in Bulk and Scale

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

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

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

#### B-4 Design a Well-proportioned and Unified Building

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

#### B-5 Explore Opportunities for Building “Green”

*Promote 'green' buildings by choosing sustainable design practices whenever possible.*

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

#### C-1 Promote Pedestrian Interaction

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

#### C-2 Design Facades at Many Scales

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

#### C-3 Provide Active Facades

*Buildings should not have large blank walls facing the street, especially near sidewalks.*

#### C-4 Reinforce Building Entries

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

#### C-5 Consider Providing Overhead Weather Protection

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

#### C-6 Develop Alley Facades

*To increase pedestrian safety, comfort, and interest; develop portions of the alley facade in response to the unique conditions of the site or project.*

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

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

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

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

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

#### D-2 Enhance the Building with Landscaping

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



### D-3 Respect Historic Features that Define Spokane

*Renovation, restoration and additions within Downtown should respect historic features.*

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

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

### D-5 Provide Appropriate Signage

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

### D-6 Provide Attractive and Appropriate Lighting

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

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

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

### D-8 Create 'Green Streets'

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

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

### E-1 Minimize Curb Cut Impacts

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

### E-2 Integrate Parking Facilities

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

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

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

## Topics for Discussion

To address the Downtown Design Standards, Comprehensive Plan Policies, Downtown Plan Policies, and Downtown Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion.

### Neighborhood

1. The project should coordinate building and sidewalk frontage design with City of Spokane Engineering and Integrated Capital Management to ensure conformance with the Riverside Avenue reconstruction.
2. In accordance with Downtown Design Guidelines A-1 (Respond to the Physical Environment) A-2 (Enhance the Skyline) B-3 (Reinforce the Urban Form and Architectural Attributes of the Immediate Area) D-3 (Respect Historic Features that Define Spokane), how might the Applicant best respond to the surrounding historical character and built form of the neighborhood when further designing the building?

### Site

3. To develop the Downtown Design Guideline C-6 (Develop Alley Facades) is there an opportunity to develop the alley to the north of the building in order to allow pedestrian mid-block connectivity as well as direct access to the properties to the north?
4. As the site is located within the Convention Center District (identified in the Spokane Streetscape Infrastructure Program, SIP), what opportunities are there to incorporate the streetscape furniture, media corrals, bike racks, and appropriate street lights specified in the SIP?
5. Please see the Urban Forestry recommendations for the conservation of the four existing Riverside Avenue street trees. What opportunities are there to provide the requisite additional number of street trees along Riverside Avenue and Browne Street?
6. Consistent with site access priorities (per SMC 17C.124.280.C1-C4) the alley is the preferred service vehicle access to the site. Should the Applicant explore all opportunities to ensure solid waste and recycling can occur off the alley (not from Riverside Avenue)? Note: as Browne Street is part of the Washington State Highway System and therefore has WSDOT controlled access, service vehicle access will not be permitted off of Browne Street.
7. If the applicant is considering any type of fencing or gate material for the project (i.e. parking structure ingress/egress, dog park, trash enclosure, plaza, etc.) should the Applicant be encouraged to consider wrought iron fencing or other fencing compliant with SMC 17C.124.310 (Downtown Zone Fences)?

### Building

8. Is there an opportunity to engage the north façade, as it is viewed prominently from Browne Street (a Type III complete street)?
9. What opportunities are there to secure sidewalk, al fresco dining, or patron space on the sidewalk adjacent to the proposed ground floor retail?
10. Since the project is within the East Downtown Historic District and immediately south of the Character Area, what opportunities are there to incorporate a traditional storefront system with historical references at the ground floor? Please reference the Downtown Character Area Considerations document.
11. What opportunities are there to incorporate green building and site design, to further reinforce Downtown Design Guidelines B-5 (Explore Opportunities for Building Green) and D-8 (Create Green Streets)? For example, photovoltaic panels, LID streetscape improvements, and green roofs.
12. Is there an opportunity to fulfill SH 3.4 One Percent for the Arts (from the city's comprehensive plan) by incorporating art into the project?

# Policy Basis

Spokane Municipal Codes  
City of Spokane Comprehensive Plan  
Downtown Design Guidelines  
Downtown Character Area Considerations  
Streetscape Improvement Program

## 206 W Riverside Apartments

1 - Program Review/Collaborative Workshop

November 11, 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 :**

deChase Miksis (Developer)

ATTN: Mitch Yockey, GGLO Design

**CC :**

Louis Meuler, Interim Planning  
Director  
Tami Palmquist, Principal  
Planner

**Based on review of the materials submitted by the Applicant and discussion during the November 11, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:**

- 1. The Applicant is encouraged to return with imagery that depicts the project as viewed from a variety of street-level perspectives and clearly communicates the level of building detail particularly at the pedestrian scale.**

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.*

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

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.*

- 2. The Applicant is strongly encouraged to maintain and further develop the Riverside facing pedestrian space as a central key feature of the project.**

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.*

3. The Applicant shall return with further detailed designs of the proposed street-level activation opportunities including anticipated uses, landscaping, site accessories, art, or other elements as deemed appropriate by the Applicant.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.*

4. The Applicant is strongly encouraged to consider the bulk of the north elevation with respect to massing and detail as viewed from the surrounding streets and neighborhood. The Applicant may consider opportunities to integrate art, greenery, or other architectural detail means as deemed appropriate.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.*

5. The Applicant is encouraged to return with designs that provide articulation, materiality, architectural detail, or other means to address the bulk concrete walls of the north and east building base with respect to pedestrian scale.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.*

6. The Applicant shall return with project elevations that include the surrounding historic multi-story buildings in order to communicate the project's scale, height, and relationship to those existing buildings.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

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

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.*

7. The Applicant is encouraged to further refine the design of the cornices of the masonry and corrugated panel towers to further meet the intent of the Downtown Design Guideline A-2, Enhance the Skyline.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

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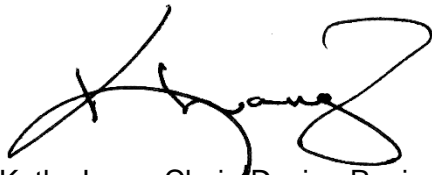
8. The Applicant is strongly encouraged to explore the interaction of the building with the intersection of Browne and Riverside. In particular, the Board would like to see examples of how the building at the pedestrian level can turn the corner and perhaps create an urban refuge, main entry, or small plaza space oriented to the intersection.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.*

**These Advisory Actions were approved unanimously approved by the Design Review Board (6/0)**

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.





214 W RIVERSIDE AVE

Spokane, WA

**GGLO**

Design Review  
November 25, 2020



1. Ground Level Perspective



Riverside Plaza

1. The Applicant is encouraged to return with imagery that depicts the project as viewed from a variety of street-level perspectives and clearly communicates the level of building detail particularly at the pedestrian scale.

The Design team has generated a number of updated ground level perspectives that specifically focus on the pedestrian experience, art integration, street furniture, storefront expression and ground level planting. Specific focus has been placed on increasing opportunity for engagement at Riverside, engaging the corner at Riverside and Browne and shaping the integration of art at the alley off Browne.

References:

Comprehensive Plan Goals and Policies:

LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.

Downtown Plan Strategies:

2.2 BUILT FORM AND CHARACTER.

Downtown Design Guidelines:

A-1 Respond to the Physical Environment,  
B-1 Respond to the Neighborhood Context,  
C-1 Promote Pedestrian Interaction,  
C-2 Design Façades at Many Scales,  
C-6 Develop Alley Facades,  
C-7 Install Pedestrian-Friendly Materials at Street Level.



1. Ground Level Perspective



Riverside and Browne corner

1. The Applicant is encouraged to return with imagery that depicts the project as viewed from a variety of street-level perspectives and clearly communicates the level of building detail particularly at the pedestrian scale.

The Design team has generated a number of updated ground level perspectives that specifically focus on the pedestrian experience, art integration, street furniture, storefront expression and ground level planting. Specific focus has been placed on increasing opportunity for engagement at Riverside, engaging the corner at Riverside and Browne and shaping the integration of art at the alley off Browne.

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C-1 Promote Pedestrian Interaction,  
C-2 Design Façades at Many Scales,  
C-6 Develop Alley Facades,  
C-7 Install Pedestrian-Friendly Materials at Street Level.



## 2. Plaza at Riverside Ave



View of the Riverside Plaza

**2. The Applicant is strongly encouraged to maintain and further develop the Riverside facing pedestrian space as a central key feature of the project.**

Since our last meeting, the design team has continued to develop and enhance the River-side facing pedestrian space which is central a feature of the project.

## Development of project storefront

The Design Team was asked to watch Macklemore's Downtown video as part of our research and continued development. Since we last came before you to present our design the storefront has been reconfigured to maximize pedestrian interaction. Columns have been consolidated to improve pedestrian flow and visual access. Inspired by the historic faceted storefront entries, sections of glazing have been faceted where they angle and return to a structural column. The design team has also decided to bring the brick volume all the way down to the ground creating strong corners but minimizing solid expanses at Riverside.

### Development of Plaza at grade

Riverside continues to be activated by retail at the corner of Riverside and Browne with opportunity for spill out café seating at both Riverside and the publicly accessible plaza centered at the South Façade. A Heritage tree helps to delineate the space while an outdoor fire feature, ground level planting, enhanced paving pattern, green wall covered in Boston Ivy, and planted Mexican feather grass create a welcoming space that pay homage to the colors and textures of the Palouse. The leasing lobby use east of courtyard creates an activated edge and creates additional opportunity for spill out.



2. Plaza at Riverside Ave



**Development of Elevated residential plaza**  
Planting at the elevated Residential terrace specifically supports a composition that references the expansive Palouse accommodating pollinators and edible plants. Communal area and adjacent amenity space help to activate the south edge of the elevated residential terrace. A glass railing helps to maximize visual connectivity to planting and residential activity, creating a terraced activation of the Riverside frontage. Individual units have residential patios and are landscaped to emphasize both their autonomy and their connection to the larger courtyard scene. Additionally, bolt-on balconies provide additional texture and residential scale at the upper levels of the courtyard.

**Comprehensive Plan Goals and Policies:** LU 2.1 Public  
Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.

**Downtown Plan Strategies:**  
2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

**Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Façades, and C-7 Install Pedestrian-Friendly Materials at Street Level.



2. Elevated Plaza



Legend

- A UNIT PATIOS
- B DINING
- C OUTDOOR KITCHEN
- D LOUNGE LAWN
- E BAR SEATING

Materials Palette



1  
CONCRETE PAVERS



2  
PORCELAIN PAVERS



3  
ARTIFICIAL TURF



4  
FIBERGLASS PLANTERS

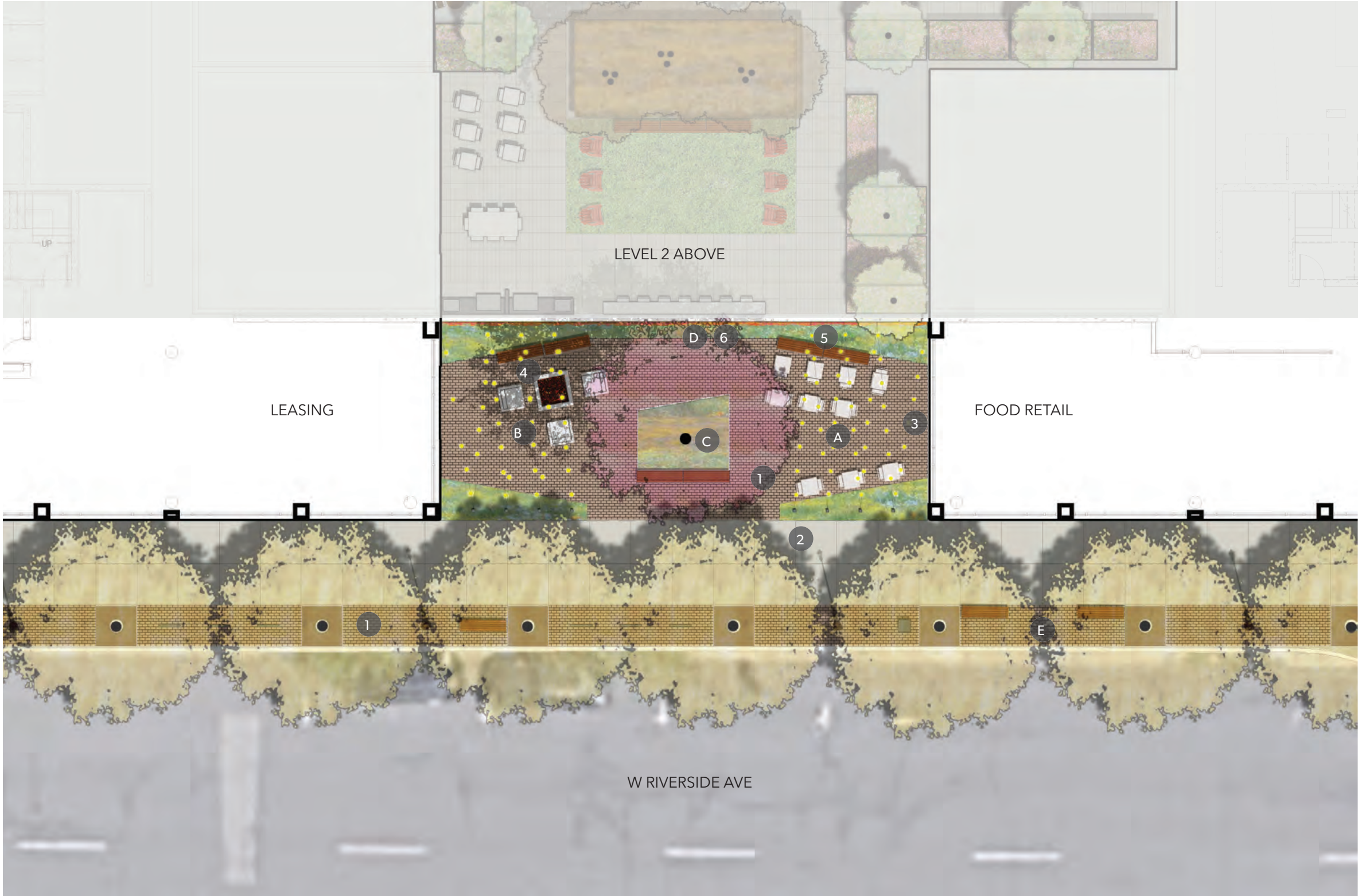


5  
SITE BENCH

NTS 



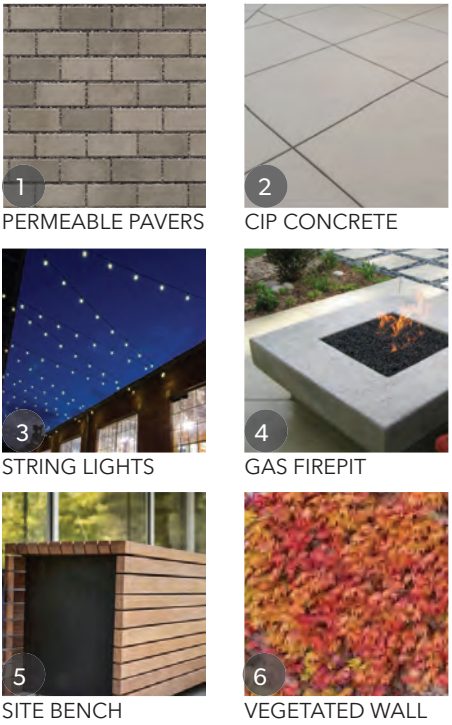
2. Plaza at Riverside Ave



Legend

- A CAFE/RESTAURANT SEATING
- B FIREPIT LOUNGE
- C SIGNATURE TREE
- D VEGETATED WALL
- E BUS STOP

Materials Palette





3. Activation opportunities - street level



View from Riverside Ave looking the Leasing frontage

**3. The Applicant shall return with further detailed designs of the proposed street-level activation opportunities including anticipated uses, landscaping, site accessories, art, or other elements as deemed appropriate by the Applicant.**

The streetscape has been further developed to enhance the activation of the pedestrian realm. Bench seating has been added at the bus stop in addition to other key locations along the frontage. Bike racks are distributed along Riverside and Browne to support alternative transportation in the neighborhood. Permeable pavers fill the spaces between tree grates to enhance the growing environment for new street trees as well as add to the character and definition of the streetscape. These same permeable pavers are used in the plaza, linking the sidewalk with the public plaza within. Entrances and seating are placed to maximize interaction between plaza and streetscape activity. Lush planting and festival lighting enhance the texture and warmth of the plaza for both passersby and visitors

**Comprehensive Plan Goals and Policies:**

LU 2.1 Public  
Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public  
Realm, and DP 2.6 Building and Site Design.

**Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.



4. Bulk of North elevation



4. The Applicant is strongly encouraged to consider the bulk of the north elevation with respect to massing and detail as viewed from the surrounding streets and neighborhood. The Applicant may consider opportunities to integrate art, greenery, or other architectural detail means as deemed appropriate.

Since our last presentation the design team has continued to address the bulk of the North elevation acknowledging the high visibility of this façade from the surrounding neighborhood including high visibility from Browne. We continue to refine the articulation of the 3 primary building volumes articulated with a dark gasket and differentiated glazing pattern. Building parapets are lowered at these gasket locations. Corrugated metal siding with inlaid smooth metal accent boards help to bring texture and a warm tonality to the north façade. The base of the North façade continues to be refined with the corner at the alley allocated for a mural as well as a cove lighting detail that washes these walls with light. Inset perforated panels work in concert with the vertical gaskets helping to further articulate the building masses and allowing natural ventilation and the transmittance of light from the parking garage helping to further illuminate the alley. Furthermore, bolt-on balconies have been reallocated to focus at this corner - capitalizing on priority views and stimulating resident engagement with the street. The design team is also exploring opportunities to integrate an LED strip into the railing or the underside of these bolt-on balconies to produce an attractive glow that emphasizes this building corner.

**Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

**Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETS-CAPES.

**Downtown Design Guidelines:** A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.



5. Articulation, Materiality and Architectural Detail



Mural Mock up - NE Corner



Mural Mock up - NE Corner



Example Mural - Spokane



Example Mural - Seattle



Example Mural - Spokane

**5. The Applicant is encouraged to return with designs that provide articulation, materiality, architectural detail, or other means to address the bulk concrete walls of the north and east building base with respect to pedestrian scale.**

The design team and client team has engaged both The Woodshop (Spokane-based marketing and branding) as well as Terrain (Spokane-centered arts organization) to collaborate on a mural that focuses at the corner of Browne and the alley entrance. The intent is to create an opportunity for local artists to create a piece that relates specifically to the natural and cultural context of the site further solidifying the project’s connection to the neighborhood but also serving to help activate the alley at this location and address the building’s second iconic corner. A cove lighting detail is being developed for the transition from metal siding to help illuminate the mural and also to promote pedestrian comfort and safety at this corner. Perforated screen panels infill to obscure visibility into the garage and work with the overall massing to further articulate the project base and create additional opportunities for illumination.

**Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

**Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

**Downtown Design Guidelines:** B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building



6. Site Elevations



Riverside Ave Elevation



Browne Street Elevation

**6. The Applicant shall return with project elevations that include the surrounding historic multi-story buildings in order to communicate the project’s scale, height, and relationship to those existing buildings.**

Please see adjacent graphics that explain the current project proposal situated in the immediate context illustrating its relationship to existing historic multi-story buildings. These elevations demonstrate how the project massing strategies enable the project to seamlessly integrate with the scale of historic building frontage at Riverside. The rigor of the extensive, yet residentially scaled, glazing connects the project to the fabric of single occupancy hotel buildings that constitutes so much of the post-fire historical fabric. The brick and light metal siding juxtapose a contemporary counterpart to the masonry and glazed terra cotta façades that characterize the immediate surroundings. The project takes a hyper local approach, highlighting Spokane’s timber town past with vertical metal window accents that reference warm wood tones and 6” boards.

- Comprehensive Plan Goals and Policies:**  
LU 2.1 Public  
Realm Features,  
LU 5.5 Compatible Development,  
DP 2.5 Character of the Public Realm, and  
DP 2.6 Building and Site Design.

**Downtown Plan Strategies:**  
2.2 BUILT FORM AND CHARACTER.

**Downtown Design Guidelines:**  
A-1 Respond to the Physical Environment,  
B-1 Respond to the Neighborhood Context,  
B-3 Reinforce the Urban Form



6. Site Elevations



Alley Elevation

and Architectural Attributes of the Immediate Area,  
C-2 Design Façades at Many Scales, and  
D-3 Respect Historic Features that Define Spo-  
kane.



West Elevation



7. Metal cornice and Brick cornice



**7. The Applicant is encouraged to further refine the design of the cornices of the masonry and corrugated panel towers to further meet the intent of the Downtown Design Guideline A-2, Enhance the Skyline.**

The cornice design has been refined since the board last saw the project. True to the concept initially presented, the cornice at the metal building characterizing west and north facades remains simple and crisp so as to contrast the masonry cornice at the SE east corner. Corrugated ribs are oriented vertically to emphasize height and grandeur and finished with a simple cap to serve as a datum that emphasizes their texture. The brick cornice is distinguished with several rows of a vertically oriented soldier course. A black metal cap creates a shadow line and punctuation at the building top. The Design team is currently exploring the opportunity to integrate an LED strip into this cornice detail to create a substantial anchor at the building corner.

**Comprehensive Plan Goals and Policies:** LU 2.1 Public  
Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

**Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

**Downtown Design Guidelines:** A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.



8. Building at Intersection of Browne and Riverside



**8. The Applicant is strongly encouraged to explore the interaction of the building with the intersection of Browne and Riverside. In particular, the Board would like to see examples of how the building at the pedestrian level can turn the corner and perhaps create an urban refuge, main entry, or small plaza space oriented to the intersection.**

As discussed in a previous response the design team was asked to watch Macklemore’s Downtown video as part of our research and continued development of this important corner. The video was very instructive. Since we last came before you to present our design the storefront has been reconfigured to maximize pedestrian interaction. Columns have been consolidated to improve pedestrian flow and visual access. Inspired by the historic faceted storefront entries, sections of glazing have been faceted where they angle and return to a structural column. The design team has also decided to bring the brick volume all the way down to the ground creating strong corners but minimizing solid expanses at Riverside. The design team has still elected to emphasize the public plaza at Riverside and enhance the success of the future commercial use with a usable corner but a number of improvements have been made to engage the pedestrian at this corner and extend interior to exterior connection as the corner turns at Browne. You will note that the revised faceted shapes allow for additional covered and lit space forming an urban refuge at the storefront edge. We have also reconfigured the ground level floor plan in order to provide a glazed expression that runs all the way to the exit stair discharge at Browne. Additionally, clerestory windows extend the glazed expression even further on Browne allowing light into a secure bike storage location. Generous canopies that are 6 feet deep enhance the pedestrian realm while reinforcing the rhythm of storefront at the streetscape.

**Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

**Downtown Plan Strategies:**  
2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

**Downtown Design Guidelines:**  
B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area



Site Design - Site Plan

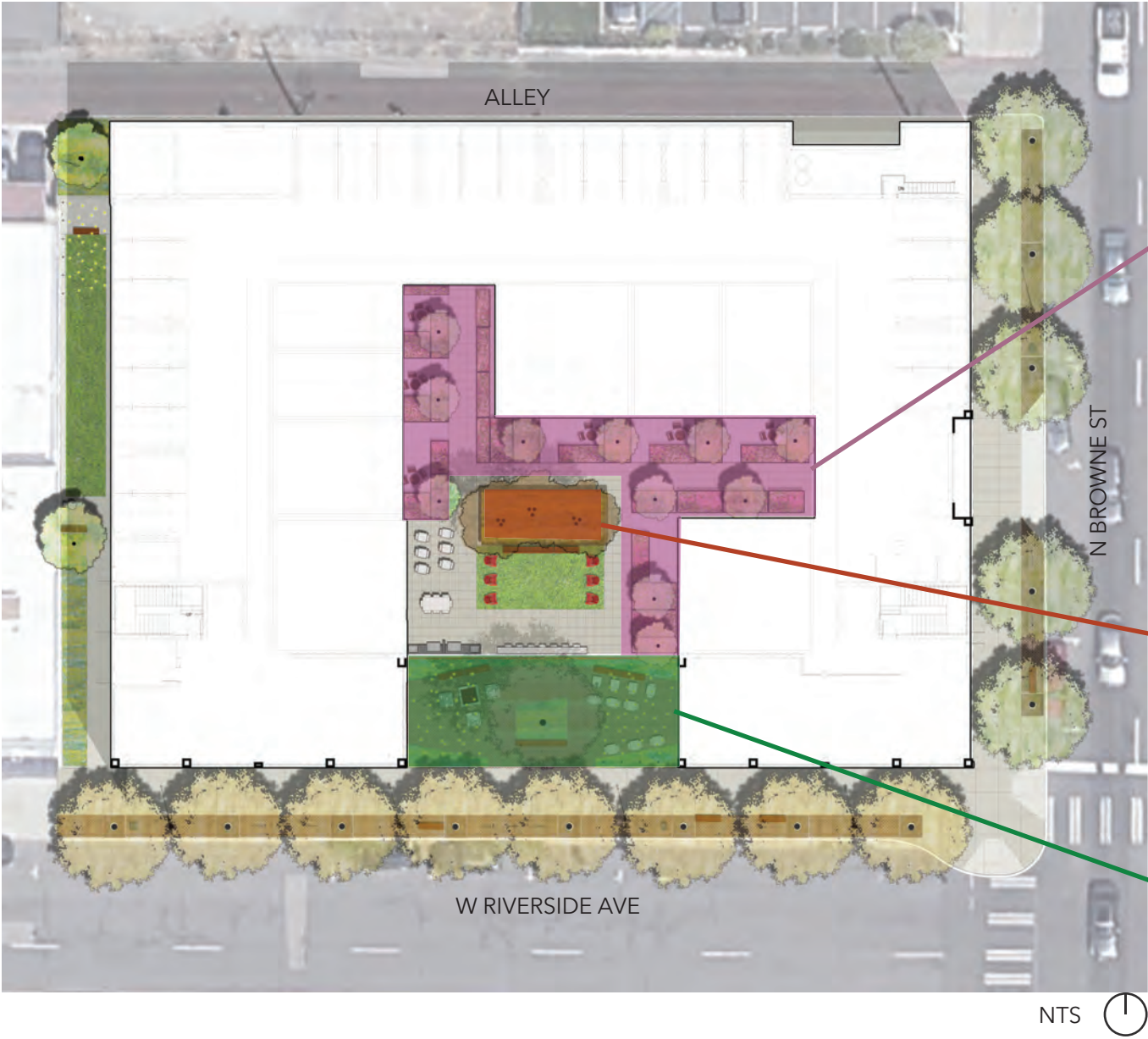


- A PUBLIC PLAZA
- B LEVEL 2 COURTYARD
- C DOG RUN
- D BUS STOP
- E UNIT PATIOS

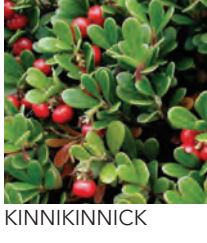
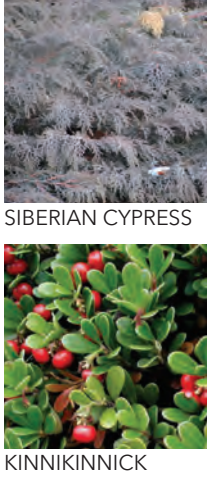
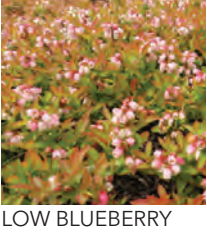
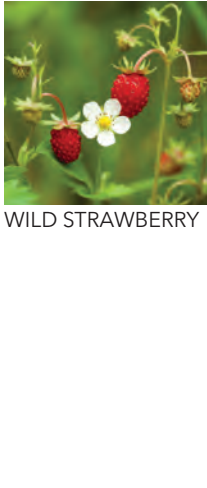
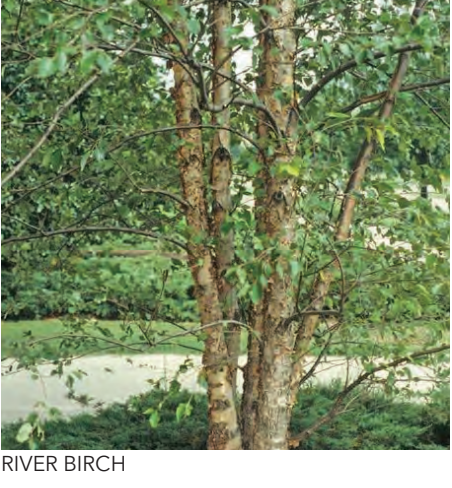
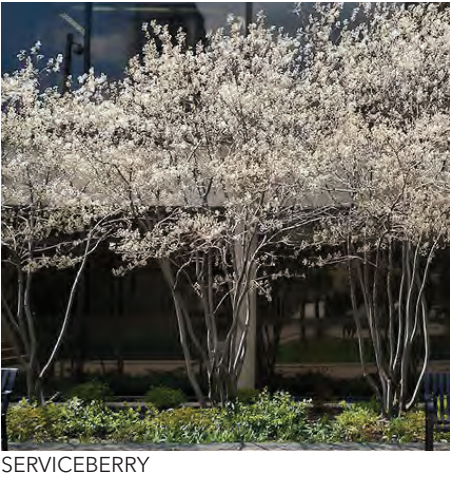
NTS



Planting Plan



Planting Palette





Streetscape Planting Plan



Streetscape Planting Palette





Grading Plan



NTS



Aerial view of site





Site Section





Building Elevations



Riverside Ave Elevation



Browne Street Elevation



Alley Elevation



West Elevation



Building Elevations - Street level



Riverside Ave Elevation



Browne Street Elevation



Building Elevations - Street level

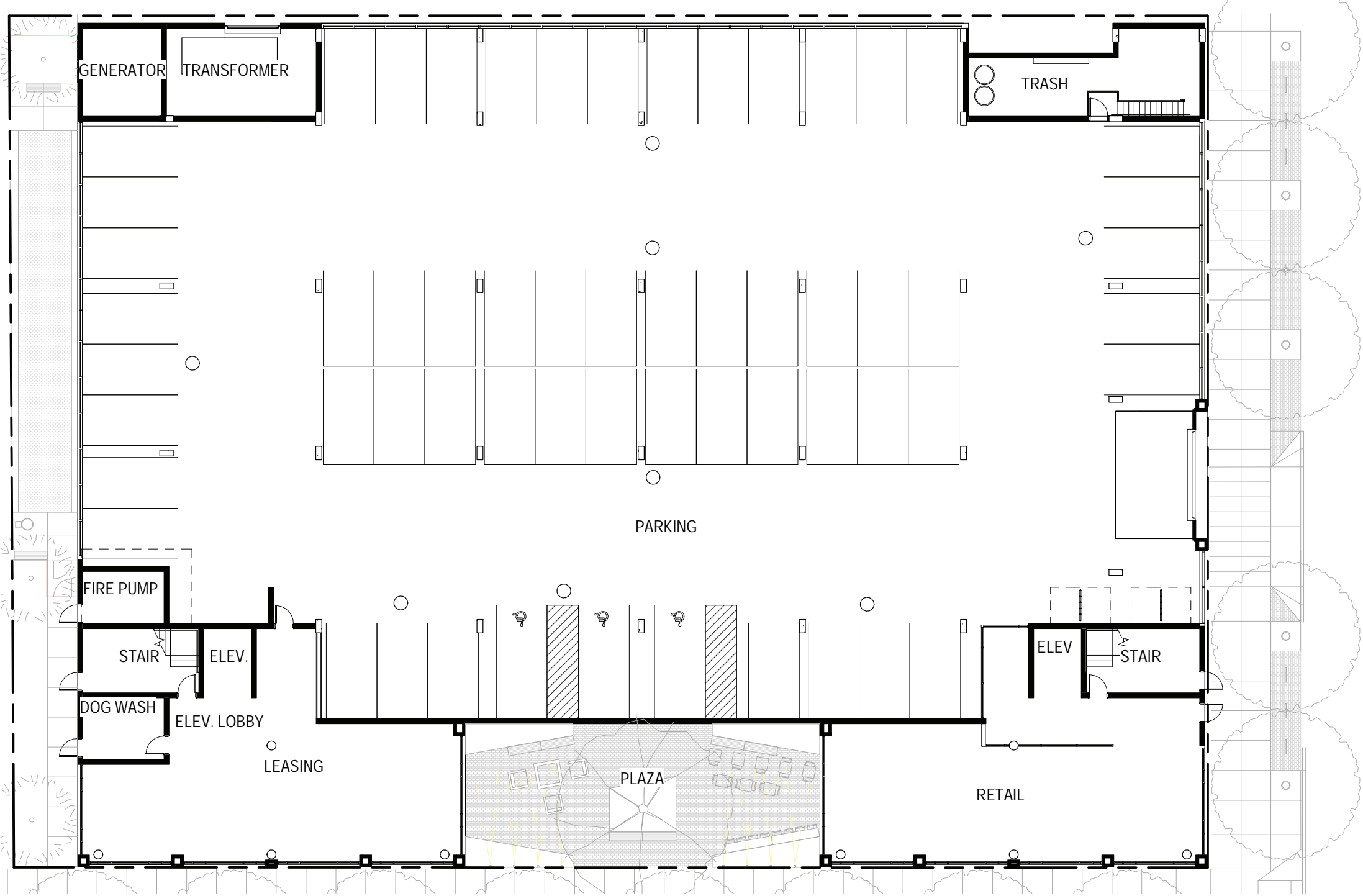


Alley Elevation



West Elevation

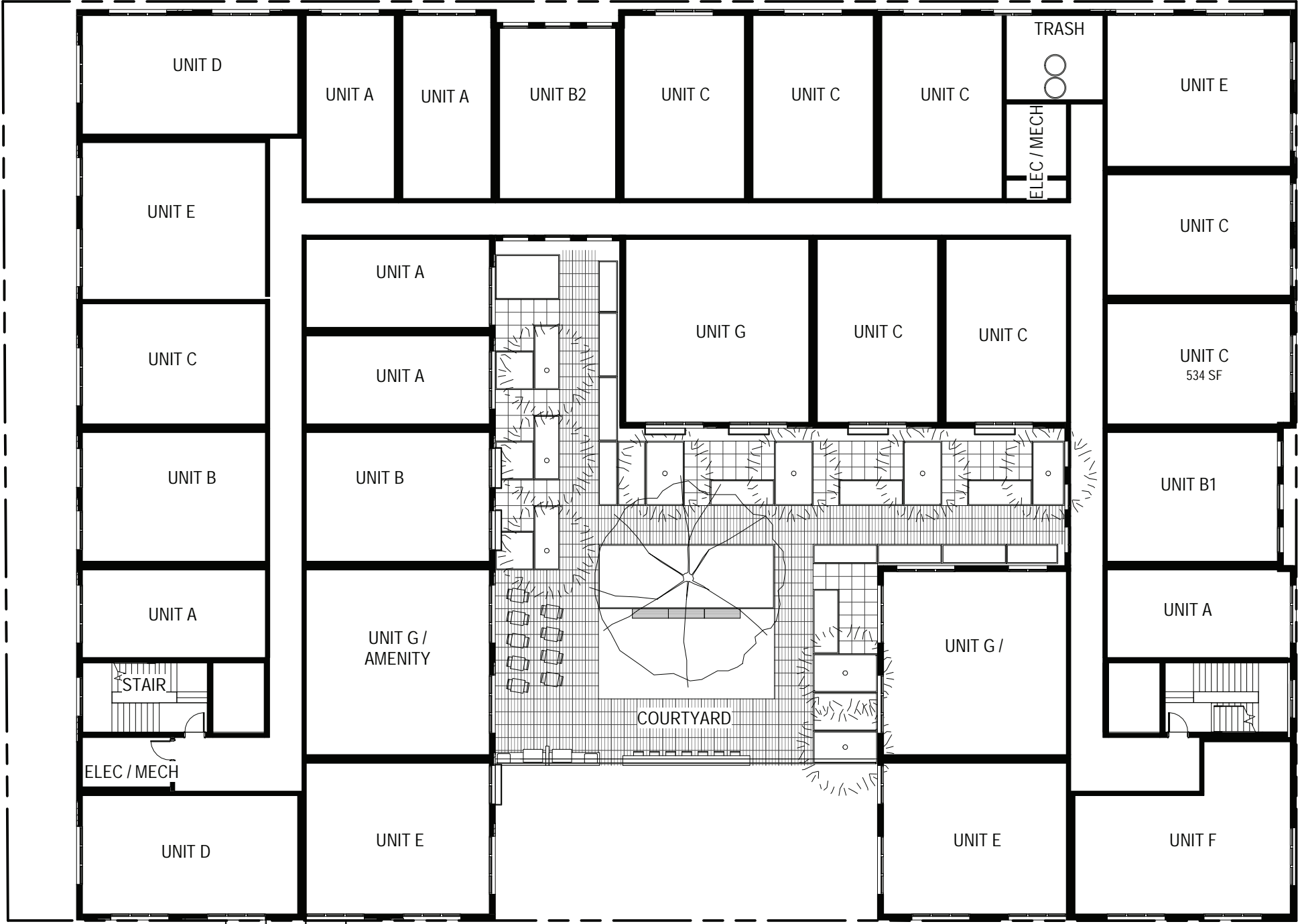
Floor plans



Level 1 Plan



Floor plans



Level 2 Plan

Art opportunity

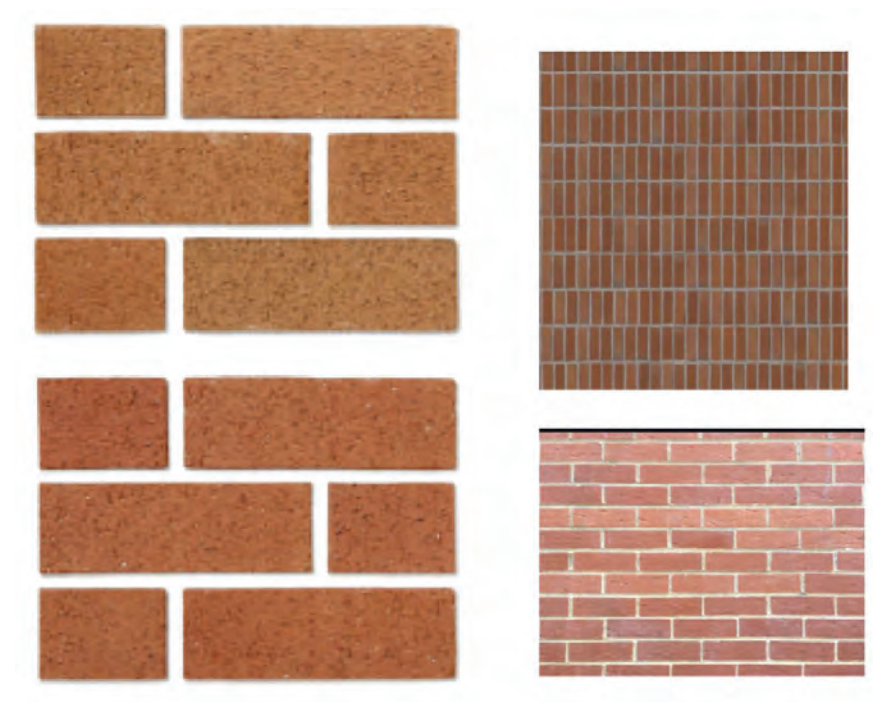




Lighting



Color / Texture / Pattern / Materials



Masonry

Running Bond + Soldier Course



Corrugated Metal siding precedent







# Design Review Board - Meeting Minutes Draft

December 9, 2020

Online via WebEx

Meeting called to order at 5:34 PM by Kathy Lang

## Attendance:

- *Board Members Present:* Chuck Horgan (Arts Commission Liaison), Drew Kleman, Chad Schmidt, Ted Teske, Grant Keller, Kathy Lang (Chair & CA Liaison), Mark Brower (Vice-Chair), Anne Hanenburg
- *Board Members Not Present:*
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

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

## Changes to Agenda:

- None

## Workshops:

- **Latah Glen PUD - Recommendation Meeting**
- Staff Report: Taylor Berberich
- Applicant Presentation: Wil Sinclair, Jerry Storhaug (Storhaug Engineering)
- 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 December 9, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The Board appreciates the Applicant's objective to imbue regional architectural influences on the manufactured residential home designs. The Applicant's community Design Guidelines shall include architectural elements, materials, textures, and colors consistent with the Regional Northwest theme as presented.

*Please see the following Comprehensive Plan Goals and Policies: LU 6.9 Facility Compatibility with Neighborhood, and DP 2.6 Building and Site Design.*

*Please see the following Planned Unit Development Code Requirements: SMC 120 Significant Features, SMC 17G.070.135 Compatible with Surrounding Areas, and SMC 17G.070.140.B.4 & 5 Community Environment*

2. The Board strongly encourages the Applicant to utilize black or brown chain-link fencing in all areas where chain-link is proposed, and ornamental fencing in areas highly visible to the public along Inland Empire Way, South Marshall Road, and as visible from Fish Lake Trail.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, and N 2.1 Neighborhood Quality of Life.*

*Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.*



*Please see the following Development Standards for Mobile Home Parks:  
SMC 17C.345.120.D Open Space.*

3. The Applicant is encouraged to utilize additional innovative solutions to manage stormwater, including Low Impact Development best management practices such as pervious pavements.

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and DP 2.6 Building and Site Design.*

*Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.7 Resource Preservation, SMC 17G.070.125 Site Preparation, and SMC 17G.070.140 Community Environment.*

4. The Applicant is strongly encouraged to develop a shared use path connecting the westernmost pedestrian gate to the Fish Lake Trail.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 2.5 Character of the Public Realm, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, N 2.1 Neighborhood Quality of Life, and N 4.6 Pedestrian and Bicycle Connections,*

*Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.5 Open Space, SMC 17G.070.120 Significant Features, SMC 17G.070.135 Compatibility with Surrounding Areas, and SMC 17G.070.145.B.1 Circulation*

*Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, and SMC 17C.345.120.J Pedestrian Access.*

5. The Applicant shall implement Type L1 screening along the entirety of the west edge of the access drive.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, and N 2.1 Neighborhood Quality of Life.*

*Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.*

*Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space.*

Mark Brower moved to approve the recommendations as written; Anne Hanenburg seconded.

Grant Keller moved to amend the motion as stated to remove item four from the recommendations; Anne Hanenburg seconded. Motion carried unanimously. (8-0)

Mark Brower moved to approve the recommendations as presented; Ted Teske seconded. Motion carried unanimously. (8-0)

#### **Board Business:**

##### **Approval of Minutes:**

- Minutes from the November 16, 2020 meeting approved unanimously.

##### **Old Business:**

- None

##### **New Business:**

- None

**Chair Report:**

- None

**Secretary Report - Dean Gunderson**

- Dean wanted to make sure the dissenting opinion from the Northeast Middle School recommendation meeting was received by everyone.
- There will not be an applicant for the January 13<sup>th</sup> meeting. It will be a planning session, and more details will be sent out to board members soon.
- The Doodle poll results determined Monday, December 14<sup>th</sup> as the date of the next DRB meeting (being held in place of the meeting originally scheduled for the week of Christmas).
- The December 14<sup>th</sup> DRB Meeting will be a recommendation meeting for the 206/214 Riverside Apartments.

Meeting Adjourned at 8:01 PM

The next Design Review Board Meeting is scheduled for Monday, December 14, 2020.