



# Spokane Design Review Board

Wednesday, January 17, 2024

5:30-7:00 PM

Tribal Conference Room

Hybrid Meeting – Teleconference and In-person

**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

## Workshop:

5:40 – 6:45	4) The Falls Tower – 600 N Lincoln St Recommendation Meeting	Taylor Berberich
	<ul style="list-style-type: none"><li>• <a href="#">Recommendation Meeting Staff Report</a></li><li>• <a href="#">Recommendation Meeting Applicant Submittal</a></li><li>• <a href="#">Collaborative Workshop Staff Report</a></li><li>• <a href="#">Collaborative Workshop Applicant Submittal</a></li></ul>	

## Board Business:

6:45 – 7:00	5) <a href="#">Approve Minutes from October 25, 2023</a>	
	6) Vice Chair Election	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, February 14, 2024.**

The password for City of Spokane Guest Wireless access has been changed:

**Username: COS Guest**

**Password: K8vCr44y**



**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Tribal Conference Room in the first-floor lobby of City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mlowmaster@spokanecity.org](mailto:mlowmaster@spokanecity.org). Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

## **The Design Review Board meeting will be held in a hybrid format**

**Participants are able to join the meeting in-person in the Tribal Conference Room (City Hall, First Floor Lobby), or join the meeting on-line using the following information:**

**To participate via video follow the link on your computer (click on “Join meeting”)**

### **[Join Meeting](#)**

#### **Microsoft Teams meeting**

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 295 150 975 336

Passcode: LHSNJK

[Download Teams](#) | [Join on the web](#)

**Join with a video conferencing device**

[cityofspokane@m.webex.com](mailto:cityofspokane@m.webex.com)

Video Conference ID: 114 730 306 8

[Alternate VTC instructions](#)

**Or call in (audio only)**

[+1 323-618-1887,,305911006#](#) United States, Los Angeles

Phone Conference ID: 305 911 006#

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



Dean Gunderson, Sr. Urban Designer  
[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)

The 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.

### **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***

#### ***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.

### **Adjourn**

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



# Design Review Board - Meeting Minutes

October 25, 2023

Hybrid City Hall Tribal Room/Teams

Meeting called to order at 5:31 PM by Mark Brower

## Attendance:

- *Board Members Present:* Mark Brower (Chair), Chuck Horgan (Vice-Chair & Arts Commission Liaison), Chad Schmidt, Ryan Brodwater, Bob Scarfo, Grant Keller
- *Board Members Not Present:* Drew Kleman
- *Quorum Present:* Yes
- *Staff Members Present:* Taylor Berberich, Ryan Benzie

## Changes to Agenda:

- None

## Workshop:

### 1. Collaborative Workshop for The Falls Tower

- Staff Report: Taylor Berberich
- Applicant Presentation: John Eckert, Pat Logan, Owen Turnbull, Mark Woerman (CollinsWoerman) & Wes Southwick (LB Stone Properties)
- Questions asked and answered
- Public comments were solicited, public comment period was closed
- Discussion ensued

Chad Schmidt made a motion to approve the recommendations as read, Bob Scarfo seconded. Motion passed unanimously.

## Board Business:

**Approval of Minutes:** Chuck Horgan made a motion to approve the minutes from the September 13, 2023 meeting approved; Chad Schmidt seconded. Motion passed unanimously.

## **Old Business:**

- None

## **New Business:**

- Chuck Horgan reported that he is terming out of his Arts Commission position at the end of the year and encouraged the board to spread word of the vacancy.
- Taylor Berberich reported that a new vice chair will need to be elected at the first regularly scheduled board meeting in December with the departure of Chuck Horgan.

## **Chair Report - Mark Brower**

- None

## **Secretary Report - Taylor Berberich**

- Taylor Berberich reported that staff is still reviewing how HB1193 may affect future design review processes.
- 

**Meeting Adjourned at 7:06 PM**

Next Design Review Board Meeting scheduled for Wednesday, November 8, 2023



# The Falls Tower

## 1 - Program Review/Collaborative Workshop

October 25, 2023



**From :**  
**Design Review Board**  
 Mark Brower, Chair  
  
 c/o Dean Gunderson, DRB Secretary  
 Planning and Economic Development  
 808 W. Spokane Falls Blvd.  
 Spokane, WA 99201

**To :**  
 Applicant

**CC :**  
 Spencer Gardner,  
 Planning Director  
  
 Tami Palmquist,  
 DSC Director  
  
 Melissa Owen,  
 DSC Planner

Based on review of the materials submitted by the Applicant and discussion during the October 25, 2023 Collaborative Workshop the Design Review Board recommends the following advisory actions:

The Board appreciates the inclusion of the entire development for visual reference and discussion purposes. The following comments, requests and recommendations pertain only to parcel number 35183.0033 as presented.

The board appreciates the applicant's inclusion of usable, accessible public pedestrian access within the site to provide views of Spokane Falls.

The Board recognizes the physical challenges of the site vis-a-vis the slope on Lincoln Street, and further recognizes the challenge in addressing the glazing requirement.

### Advisory Actions

1. The Applicant shall return with visualizations of location and layout of pedestrian walkways along the buildings, facades, and the river to be accompanied with eye level perspective character sketches of the walkways, public spaces, and river views.

*Please see the following Comprehensive Plan Goals and Policies: LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR Goal B Provide Transportation Choices, TR Goal F Enhance Public Health and Safety, TR 1 Transportation Network for All Users, TR 2 Transportation Supporting Land Use, TR 7 Neighborhood Access, TR 13 Infrastructure Design, TR 15 Activation, TR 20 Bicycle/Pedestrian Coordination, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.15 Urban Trees and Landscaping Areas, DP 2.21 Lighting, DP 4.1 Downtown DP 4.2 Street Life, NE 6 Native Species Protection, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 Urban Forest, NE 12.1 Street Trees, NE 13 Connectivity, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14 Plaza Design with Natural Elements, NE*



14.2 New Plaza Design, NE 15 Natural Aesthetics, NE 15.5 Natural Themes, SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 6 Safety, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-2 Create Transitions in Bulk and Scale, B-4 Design a Well-proportioned and Unified Building, C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-5 Consider Providing Overhead Weather Protection, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

**Please see the following Downtown Plan Strategies and Actions:** CW 1 Energize Street and Alleys Downtown as Active Pedestrian- and Bike-friendly Connections, CW 1.9 Integrate Bike Parking into Downtown Streets and Parking Facilities, ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.5 Identify and Reduce Barriers for Cultural Events Downtown, PS 1.2 Create New Active Uses on Street and in Storefronts, PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.

2. **The applicant should consider ways to add interest to the blank wall of the parking garage along Lincoln (south portion), such as art installations (murals, relief, or sculpture) or a possible location for the historic signage related to the site.**

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.14 Town Squares and Plazas, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14.2 New Plaza Design, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, and N 4.7 Pedestrian Design.

**Please see the following Downtown Design Guidelines:** C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-7 Install Pedestrian-friendly Materials at Street Level, and D-4 Provide Elements that Define the Place.

**Please see the following Downtown Plan Strategies and Actions:** ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2 Bring Art and Culture into the Public Realm Downtown and Develop an Arts Plan to Support Arts and Cultural Uses with a Focus on Downtown, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists,.



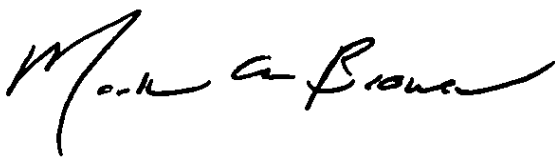
3. The applicant shall return with a site plan that shows the specific area of development for the project that represents the scope being permitted.
4. The Applicant is encouraged to consider integrated stormwater solutions (such as rain gardens that may double as amenity to the pedestrian realm along the river side of the building.

***Please see the following Comprehensive Plan Goals and Policies:*** LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.14 Town Squares and Plazas, DP 2.15 Urban Trees and Landscaping Areas, DP 4 Downtown Center Viability, DP 4.1 Downtown DP 4.2 Street Life, NE 1 Water Quality, NE 1.2 Stormwater Techniques, NE 4 Surface Water, NE 4.3 Impervious Surface Reduction, NE 6 Native Species Protection, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 Urban Forest, NE 12.1 Street Trees, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, NE 15 Natural Aesthetics, and NE 15.5 Natural Themes.

***Please see the following Downtown Design Guidelines:*** B-5 Explore Opportunities for Building 'Green', D-2 Enhance the Building with Landscaping, D-4 Provide Elements that Define the Place, D-8 Create 'Green' Streets, and E-4 Design 'Green' Parking.

***Please see the following Downtown Plan Strategies and Actions:*** CW 3 Reduce Impacts from Surface Parking, CW 3.3 Discourage Surface Parking Lot Along the Frontage of Type III and Type IV Complete Streets Between the Building and Street Throughout the Downtown, CW 3.4 Actively Pursue Redevelopment of Surface Lots, LWP 5 Support Environmentally Sustainable Growth Downtown and Responsible Stewardship of the Spokane River and Falls, and LWP 5.1 Integrate Green Stormwater Infrastructure (GSI) into Public Street and Building Projects and Encourage Green Stormwater Strategies to Retain and Treat Runoff On-site as Part of Private Development.

**Note: These recommendations were approved by the Design Review Board by unanimous vote (7/0), and are therefore subject to the terms of [SMC 17G.040.080.D](#)**



Mark Brower, Chair, Design Review Board

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



**The Falls**

**1 – RECOMMENDATION MEETING**

**Design Review Staff Report**

January 11, 2024



**Staff:**  
**Dean Gunderson**  
Senior Urban Designer  
  
**Taylor Berberich**  
Urban Designer  
  
Planning and Economic  
Development Services  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

**Applicants:**  
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**LB Stone Properties Group**  
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[wes@lbstoneproperties.com](mailto:wes@lbstoneproperties.com)  
  
**ATTN:**  
**John Eckert**  
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509-824-1400  
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**Background**

The Design Review Board Collaborative Workshop was held on October 25, 2023.

*The following materials are supplemental to this report:*

- *Design Review Staff Report | Program Review/Collaborative Workshop, October 18, 2023*
- *Design Review Board | Collaborative Workshop Advisory Actions, October 25, 2023*
- *Design Review Staff Clarification Letter, November 7, 2023*



# Responses to Discussions Held at Collaborative Workshop

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 October 25, 2023, as follows:

1. The Applicant shall return with visualizations of location and layout of pedestrian walkways along the buildings, facades, and the river to be accompanied with eye level perspective character sketches of the walkways, public spaces, and river views.

**Applicant Response:** The site design has evolved to include a plaza and overlook at the northeast portion of the site with views to the river and Spokane Falls. The roundabout drop-off has been reworked and moved west to concentrate vehicular activity as close to Lincoln Street as possible. Perspective character sketches, including eye-level views have been included in this submittal.

2. The applicant should consider ways to add interest to the blank wall of the parking garage along Lincoln (south portion), such as art installations (murals, relief, or sculpture) or a possible location for the historic signage related to the site.

**Applicant Response:** A three-foot-wide planting area has been incorporated between the edge of the sidewalk and the brick clad building facade. Planters in this area will cascade down the face of the wall as the grade slopes from north to south. Residential decks with clear glass railings serve to activate the street and sidewalk while being elevated for privacy. At the southern end of the wall, Spokane Fire has requested that the FDC be located at this corner and be visible from Lincoln Street.

3. The applicant shall return with a site plan that shows the specific area of development for the project that represents the scope being permitted.

**Applicant Response:** The site plan included in this submittal has been updated to clearly show the specific area of development for the project being permitted. A boundary line adjustment will be made so that the entirety of the project being permitted lies within the south parcel of the site.

4. The Applicant is encouraged to consider integrating stormwater solutions such as rain gardens, that may double as amenity to the pedestrian realm along the river side of the building.

**Applicant Response:** Stormwater retention is currently planned at grade on the east side of the building acting as a landscape buffer between the private residential decks and the resident-only amenity area below.



## **Additional Applicant Narrative:**

*These comments were addressing items in the original Advisory Actions crafted during the October 25<sup>th</sup> Collaborative Workshop. The actions have since been revised based on discussions held between the Applicant and staff. Please see the clarification letter dated November 7<sup>th</sup>, 2023, in the supplemental documents of this report.*

### **Design Departure**

A possible design departure for the glazing percentage along the Lincoln Street façade was included in the Collaborative Workshop package of materials. On October 31, 2023, city staff met with the Falls Tower project team and concluded that the project WILL NOT need a design departure since the proposed uses are considered accessory to the primary residential use.

**Applicant Response: The design departure has been removed from this submittal. No design departures are being requested as part of this project.**

### **SHPO Memorandum of Agreement**

\$2,500 to the SPHO, and future interpretive signage on the site to highlight both the YWCA and the brewery operations that formerly existed shall be located by LBStone Properties where appropriate, in coordination with SHPO on content.

**Applicant Response: Interpretive signage highlighting the historic uses of the site will be incorporated into the design. The project team is still evaluating the most appropriate location but believe opportunities exist on the northern portion of the site or potentially even inside the building lobby.**

## **Staff Comments**

Integrated Capital Management (ICM) Development Services, and Urban Design staff discussed pedestrian connections through the site and to the parcel north of the subject site. After review of the site plan in this design review submittal, staff deemed the dedicated pedestrian spaces on the subject site offer ample pedestrian connections to future development on the parcel to the north.

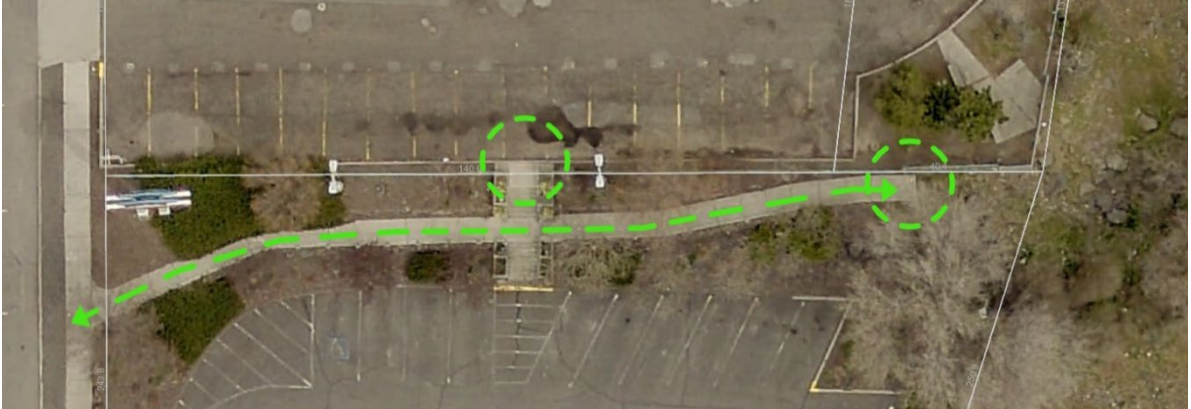
ICM staff also stated the merit of having a publicly accessible walk route along the river. A previous iteration of this development required a public walking route along the shoreline in order to obtain a height bonus. The shoreline conditional use permit for the current proposal has not yet considered the walking path.



## Additional Suggested Topics for Consideration

Posed by staff based on the December 20, 2023 submittal:

1. Directly south of the subject parcel is a sidewalk that runs east-west from Lincoln Street to the shoreline. There is a set of stairs that leads to the existing parking lot (which will be approximately where the proposed parking, loading, and trash access road will be. Is there an opportunity to connect the proposed pathway along the shoreline to this existing pedestrian access route?





2. The Applicant stated the walking path between the building and the shoreline would be privately accessed by residents and guests only. Given the high volume of pedestrian traffic nearby and connections to other pedestrian routes, is it feasible to allow public access along this path?



3. Considering the SHPO requirement to have interpretive signage on the site and the intent for the walking path to be privately accessed, does the board have any advice regarding signage locations?



## **Supplementary Documents**

(See attached)

- October 3, 2023 Collaborative Workshop Applicant Submittal
- October 18, 2023 Collaborative Workshop Staff Report
- October 25, 2023 Collaborative Workshop Advisory Actions
- November 7, 2023 Staff Clarification Letter

## **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  
Downtown Design Guidelines



**RECOMMENDATION MEETING**  
12/20/2023

**RECOMMENDATION MEETING**  
12/20/2023

WOLLMAN  
COLLINS

**LBSTONE**  
PROPERTIES GROUP



DESIGN PROPOSAL

Project Information

ADDRESS	600 N Lincoln St Spokane, WA 99201
PARCEL	35183.0033
DRB APPLICATION #	2306
OWNER/AGENT	<b>LB Stone Properties Group</b> PO Box 3949 Spokane, WA 99220  Wes Southwick Senior Project Manager Office 509-343-9061
ARCHITECT	<b>CollinsWoerman</b> 710 2nd Ave Seattle, WA 94107-1710  502 West Riverside Avenue, Suite 200 Spokane, WA 99201  John Eckert 509-824-1402 jeckert@collinswoerman.com
ZONING	DTG
LAND USE	Downtown
OVERLAY ZONE	North River Overlay
ENVIRONMENT OVERLAY	Shoreline/ Fish & Wildlife/ FloodPlain/ Steep Slope

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# Design Proposal

## Statement of Development Objectives

The Falls Tower is a condominium located adjacent to the Falls in Downtown Spokane. The development includes an 12-story residential building consisting of a ten-story tower and one-story podium over below grade parking. The current proposal includes 38 for sale condominiums, with associated amenity space and parking for 76 cars.

## Design Goals

The goal for the project is to create a condominium development that takes advantage of the unique setting to become a catalyst for reimagining the North Bank into a true extension of downtown. The project will provide the residents the opportunity to experience the Falls by providing views and pedestrian connections to the falls, Riverfront Park, and the surrounding neighborhoods.

The project will acknowledge Spokane’s history and the power of the site while providing a clear pathway to the future.

## City Comprehensive Plan, Downtown Design Guidelines and Shorelines Design Guidelines

Design of The Falls Tower development will embrace the guidelines contained within three primary City of Spokane documents:

- Comprehensive Plan
- Downtown Design Guidelines
- Design Standards and Guidelines Specific to Shoreline Districts

## Comprehensive Plan

The Growth management Act encourages urban growth to reduce sprawl while maintaining access to open space and connection to natural features. It encourages residential and mixed-use projects that create a viable and strong downtown where social interaction is enhanced, access to transit and services is enabled and the unique character of Spokane is celebrated.

The Falls Tower will be a vibrant project that will transform a long-underutilized site into a great place for residents to live, play and view the River, the Falls, and the city.

The building placement and forms will reflect both the built environment with its urban grid, as well as the natural splendor of the river edge.

Some of the comprehensive Plan policies that The Falls Tower will support include **locating residential uses in the downtown core, enhancing downtown as a desirable place to live, locating parking below grade, and encouraging features that enhance and maintain the natural environment.**

*(See summary of relevant Comprehensive policies in the Appendix)*





DESIGN GUIDELINES  
Downtown

Downtown Design Guidelines

The Downtown Design Guidelines and the Design Review process are intended to enhance how the public will perceive and use the public realm by implementing Spokane’s Downtown Plan, protecting public and private investment, encouraging thoughtful design, while providing flexibility in application of development standards.

The Guidelines cover site planning and massing, architectural expression, pedestrian environment, amenities and vehicular access and parking.

Site Planning and Massing

The project responds to the Physical Environment by embracing the irregular configuration of the site, which is bordered on the north and west by streets of different characters, on the south by a well-established river front restaurant, on the east by the river and finally by an extension of Riverfront Park at the northeast corner. The proximity to the falls is what makes this site so unique, creating challenges and opportunities.

This project is located on the southern portion of the site, between North Lincoln Street and the Spokane River shoreline. This location allows for future development on the northern portion of the site, which may include a restaurant overlooking the falls in the northeast corner adjacent to West Broadway Avenue. An internal roundabout parallel to Broadway provides convenient drop-off for the condominiums, and for potential future development. At the south end of the project, another roadway will provide access to below grade parking, taking advantage of the lower elevation at that portion of the site.

The building is oriented parallel to Lincoln and consists of a parking base that is partially below grade, a one-story podium above that, and a ten-story tower on top of the podium. The top floor of the tower has a smaller footprint than the floors below and is capped by an overhanging roof. This configuration results in a project with a well-defined “base, middle and top”, to create a logical, well-proportioned composition.

At Lincoln Street, the parking level projects partially above grade, and is set back from the sidewalk to leave room for biofiltration features. The first floor above sets back further to allow for decks at both the amenity spaces and residential units facing Lincoln. The tower sets back again from Lincoln as well as the south and west facades of the podium. At the north facade, the tower columns project beyond the face of the 1st floor façade to provide cover for the residential unit at the northeast corner, and to ground the tower element.

Architectural Expression

The building will include extensive use of masonry providing a grounded expression and connection to the brick buildings in the immediate vicinity. The tower will utilize glass to maximize views and to provide a dramatic backdrop to the Falls both day and night. The tower will also include a punched opening expression, balancing the play between glass.

The Tower floor plate contains multiple steps in plan at each level, creating an articulated expression that will include ample decks at every level. First floor residential units will provide a human scale to the building base, and an expressive roof form will provide a backdrop against the skyline.

Pedestrian Environment

The project will include an internal east-west roadway and circular turn-around with sidewalks on each side that connect to a plaza overlooking the Falls. Along Lincoln, landscaping and water quality features will buffer the portion of the parking garage that extends above grade. The residential units above will be set back to maintain privacy, but the decks for these units will overlook the sidewalk. At the north end of the project, the decks at the amenity spaces eventually meet the sidewalk grade.

Amenities

The project will provide ample amenities in addition to publicly accessible open space. The landscaping, lighting, signage, and special place making elements will all combine to create a safe and attractive place for people to use. A future restaurant with associated parking will potentially be located on the north parcel of the site, which would activate the entire project and provide views of the river and beyond.



Vehicular Access and Parking

All the parking for the project will be located in below grade/partially below grade structures, allowing for utilization of the ground plane for pedestrian use as well as access for drop off for the condominiums. Access to the below grade garage will be from Lincoln Street, at the southern portion of the site, which allows for direct entry and exit to the garage without crossing with pedestrian foot traffic. This curb cut will also serve the loading and trash functions.

All curb cuts will be as narrow as feasible, with the sidewalk paving continuously across the driveways.

(See summary of relevant Downtown Design Guidelines in the Appendix)



# Design Standards & Guidelines Specific to Shoreline Districts

## Section 17E.060.820 Standards and Guidelines Specific to the Downtown District

**The project will address pertinent design guidelines contained in the Shorelines Regulations.** The project falls within the Shorelines Jurisdiction (200' from Ordinary High-Water Mark) and is designated Urban Intensive. The Shorelines regulations describe the Urban Intensive designation to be.

*“Where people and views of the falls create much of the interest in being there. New development along the riverfront that will facilitate desired activities is encouraged. These include shopping, dining, walking, biking, jogging, people watching, viewing the falls, and learning the stories of the river through interpretive displays.”*

### Human Activity

**The mix of uses**, including residential and future restaurant will activate this long underutilized site and connect both residents and patrons of the restaurant to the shoreline above the Spokane River and to Riverfront Park.

**The pedestrian pathways** and buildings will include such amenities as outdoor seating, outdoor dining, benches, outdoor balconies, and viewpoints.

### Site Design

**Landscaping and hardscaping** will enhance the natural character of the river and falls including its geologic features and native vegetation. Parking and service areas will be located so they are screened from views along the shoreline, from opposite shorelines, and from bridges. The paving and landscaping will help to reduce storm water runoff and improve water quality.

**The Planting Palette** will protect, enhance, and restore native vegetation along the shorelines, while recognizing the more urban nature of vegetation in the downtown area.

### Building Design

The building will be designed carefully to ensure that it is complementary to the natural splendor of the river and falls, including its geologic features and native vegetation, so that the river continues to be the emphasis.

**Building Orientation** and placement aims to enhance views to the river, with the tower set back from Lincoln and placed closer to the Gorge, respecting the required setbacks from the river at both the podium and the tower.

**Ground Floor Animation.** Along Lincoln, landscape features will soften the parking garage façade. At the internal roadway, the condominium amenity spaces and entry will incorporate glazing, while the residential unit façade will be screened by a combination of brick planters and vegetation.

**Lighting** will be carefully designed to reduce glare and spillover from lighting associated with parking lots or buildings. All landscape lighting shall be directed downwards.





Summary of Collaborative Workshop

Advisory Action	Response
1. The Applicant shall return with visualizations of location and layout of pedestrian walkways along the building facades and the river to be accompanied with eye level perspective character sketches of the walkways, public spaces, and river views	The site design has evolved to include a plaza and overlook at the northeast portion of the site with views to the river and Spokane Falls. The roundabout drop-off has been reworked and moved west to concentrate vehicular activity as close to Lincoln Street as possible. Perspective character sketches, including eye-level views have been included in this submittal.
2. The Applicant should consider ways to add interest to the blank wall of the parking garage along Lincoln (south portion), such as art installations (murals, relief, or sculpture) or a possible location for the historic signage related to the site.	A three foot wide planting area has been incorporated between the edge of the sidewalk and the brick clad building facade. Planters in this area will cascade down the face of the wall as the grade slopes from north to south. Residential decks with clear glass railings serve to activate the street and sidewalk while being elevated for privacy. At the southern end of the wall, Spokane Fire has requested that the FDC be located at this corner and be visible from Lincoln Street.
3. The Applicant shall return with a site plan that shows the specific area of development for the project that represents the scope being permitted.	The site plan included in this submittal has been updated to clearly show the specific area of development for the project being permitted. A boundary line adjustment will be made so that the entirety of the project being permitted lies within the south parcel of the site.
4. The Applicant is encouraged to consider integrating stormwater solutions such as rain gardens, that may double as amenity to the pedestrian realm along the river side of the building.	Stormwater retention is currently planned at grade on the east side of the building acting as a landscape buffer between the private residential decks and the resident-only amenity area below.
5. <i>Design Departure</i> - a possible design departure for the glazing percentage along the Lincoln Street facade was included in the Collaborative Workshop package of materials. On October 31, 2023, city staff met with the Falls Tower project team and concluded that the project WILL NOT need a design departure since the proposed uses are considered accessory to the primary residential use.	The design departure has been removed from this submittal. No design departures are being requested as part of this project.
6. SHPO Memorandum of Agreement - \$2,500 to the SPHO, and future interpretive signage on the site to highlight both the YWCA and the brewery operations that formerly existed shall be located by LBStone Properties where appropriate, in coordination with SHPO on content.	Interpretive signage highlighting the historic uses of the site will be incorporated into the design. The project team is still evaluating the most appropriate location but believe opportunities exist on the northern portion of the site or potentially even inside the building lobby.





# Design Summary

The current design has developed through a careful analysis of site opportunities and constraints, building location, project size, site access, building configuration and accommodation for parking on the site.

## Site Topography & Geology

The site slopes over 20 feet from north to south with a steep bank at the shoreline to the east.

Below the site lies a stratum of Blue Basalt that ranges from just over 10 feet below existing grade at the northeast corner to over 80 feet below grade at the southernmost portion of the site. At the shallowest section (northeast corner), excavation below one story below grade becomes cost prohibitive, and at the southern end of the site, the depth of the Basalt layer expensive piling is required for taller buildings.

## Building Location

Several building locations were studied: northwest corner, northeast corner and the south portion of the site. The best views naturally are afforded by locations close to the Shoreline, although this limits height and bulk due to Shoreline regulations. The south portion of the site affords the very best views, and therefore was selected for the building location. In addition, this location provides more straight forward access to below-grade parking which can enter from the lowest portion of the site.

## Current Scheme

The current design utilizes a one-story garage that is totally below grade at the north and daylights at the south end. All cars are hidden, and this parking podium allows for decks at the residential units and amenity spaces directly above it.

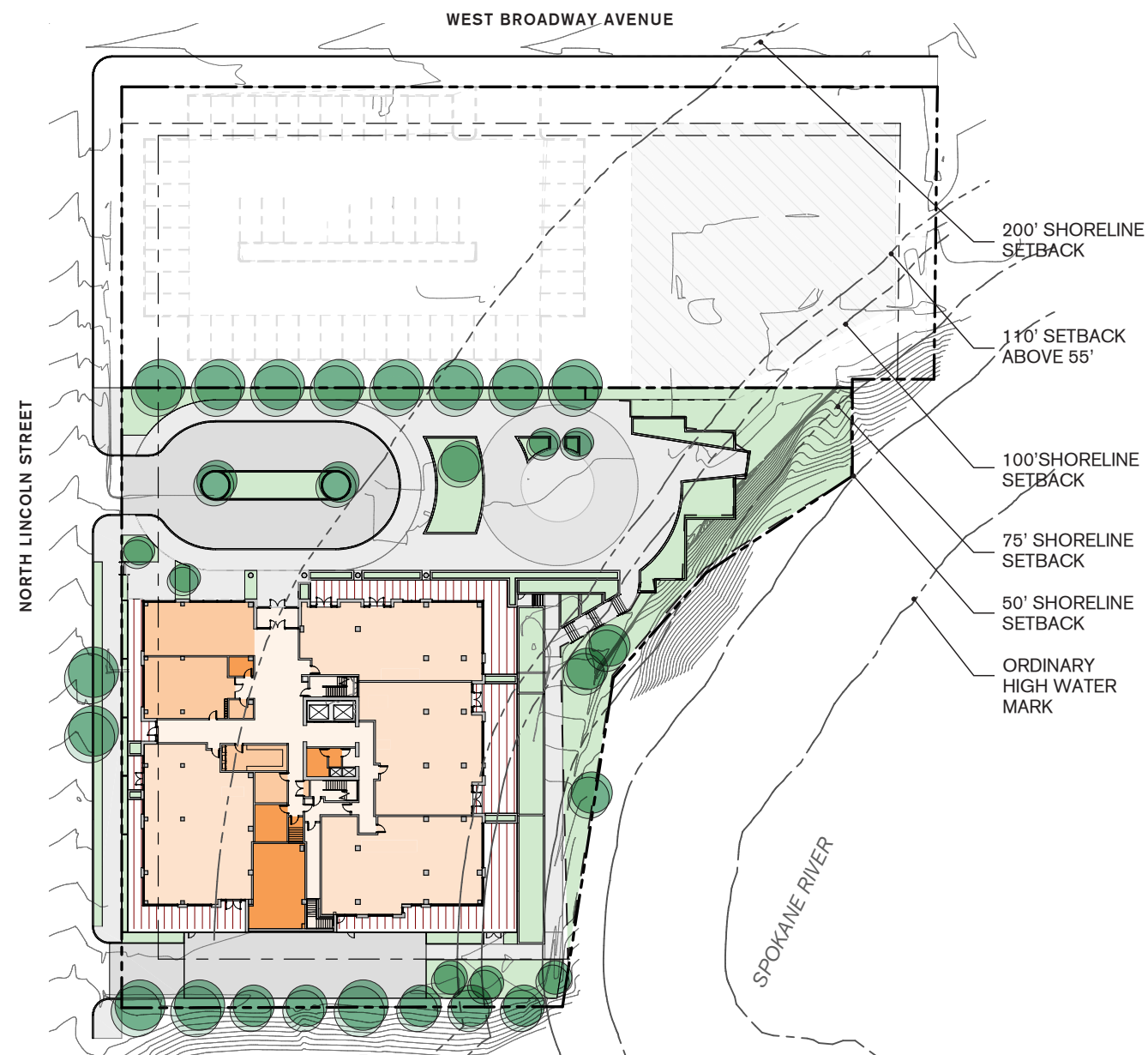
Level one contains the building lobby, amenity space, mechanical space and four residential flats. The 10 story tower above contains 6 levels with 4 units each, 3 levels with 3 units each, and a penthouse level that is set back from the floors below. Extensive decks provide outdoor living space and ample windows take advantage of the spectacular views.

The top floor unit will serve to cap the tower, with an expressive roof form providing weather protection and a skyline defining feature.

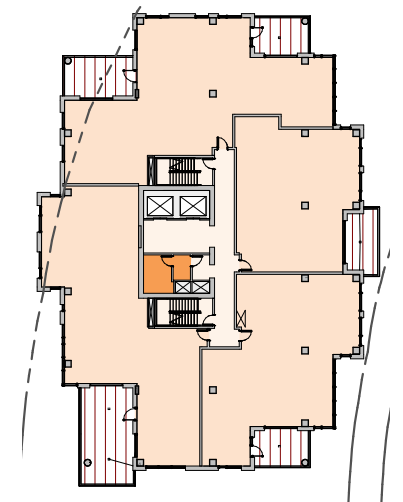
## Restaurant

Potential future stand-alone restaurant is planned for the northern parcel of the site, taking advantage of the views of the Falls and Park. The site plan indicates a possible configuration for the restaurant and parking associated with it, but does not represent a final design proposal.

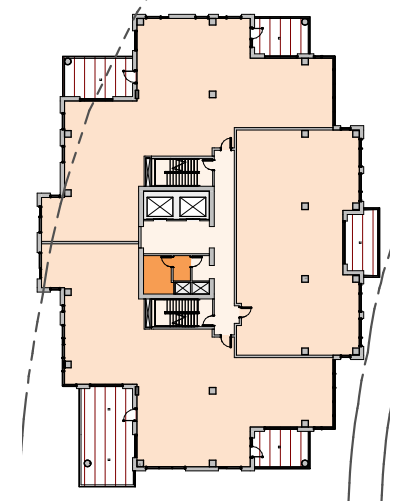
## Site Plan



## Levels 4-8



## Levels 9-11





SITE DESIGN

Landscape Narrative

Landscape Concepts

Perimeter Buffers

The landscape plan for The Falls project provides Class II street trees along North Lincoln Street, installed in city approved tree grates. The limitations of the clear view triangle preclude planting more than two street trees along North Lincoln Street. The south buffer of the site between The Falls Tower and Anthony’s Restaurant meets the Type 3 landscape requirement with a mix of evergreen and coniferous trees spaced 25’ on-center. Additionally, there is a mix of evergreen and deciduous shrubs planted throughout the buffer that will not exceed 3’ high. The north buffer is also planted as a Type 3 landscape with Class II deciduous trees planted 25’ on-center, with a mix of evergreen and deciduous shrubs and ornamental grasses tucked among basalt boulders. Native seed, and native adapted plantings will provide restoration of the shoreline where disturbance may occur along the east edge of the site.

The Plaza

The plaza is the “heart” that knits the site together. Vehicular traffic at the roundabout is buffered by a large centralized planter that serves as a pedestrian gateway into the plaza. Circular pavers in the plaza radiate out, as if to reach toward the Spokane River’s edge – leading people to an overlook with magnificent views of the river and falls in the near distance. The overlook is surrounded by organically shaped, curvilinear raised planters whose form is a gesture to the organic nature of the river’s edge below. The planters create an implied sense of enclosure and helps frame views of the falls, Riverfront Park, the Pavilion, and skyline beyond. Plantings within the plaza consist of a mix of conifers, deciduous flowering trees, landscape boulders, ornamental grasses and shrubs that provide texture, color, and year-round seasonal interest.

Stormwater

Stormwater treatment is addressed in raingardens planted with layered ornamental grasses. The raingardens are located at the base of the private patios located along the east façade of The Falls Tower. As such, the raingardens serve as a strong foundational base to the building, while providing separation from the private and semi-public realm. Additional stormwater mitigation occurs on the 3rd floor level of The Falls Tower in the form of a sedum green roof system. The green roof serves three functions: 1) it captures and treats stormwater, 2) it also mitigates heat loss from the building through its insulating properties, and 3) it provides beauty to those viewing it from above.



Special Conditions

It is important to note that all parking for The Falls Tower occurs below grade. As such, plantings at the buildings’ edge, the roundabout, and plaza area, occur over conditioned space. In order for the plant material to survive and serve to create a sense of place, all plantings must occur within raised bed planters, such as those shown in the plan drawings and renderings.



Planting Plan

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES					
	AC	ACER CIRCINATUM / VINE MAPLE	15 GAL		
	AK	ACER GRISEUM 'JFS KW22AGR' / COPPER ROCKET™ PAPERBARK MAPLE	15 GAL		
	CJK	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B & B	2.0" CAL	
	PLJ	PINUS LONGAEVA 'JOE'S BESS' / JOE'S BESS BRISTLECONE PINE	B & B		6'-7"
	SRI	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B		
NATIVE MITIGATION PLANTING					
	P	PINUS PONDEROSA / PONDEROSA PINE	B & B		6' - 7'
SHRUBS					
	CSK	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL		
EVERGREEN GROUNDCOVER					
	AUU	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINICK	1 GAL		
	JSM	JUNIPERUS SABINA 'MONNA' / CALGARY CARPET® JUNIPER	2 GAL		
EVERGREEN SHRUB					
	ICS	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	5 GAL		
	IGS	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	5 GAL		
	JSS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	10 GAL		
	PME	PINUS MUGO 'EMERALD DWARF' / EMERALD DWARF MUGO PINE	3 GAL		
NATIVE MITIGATION PLANTING					
	AC2	AMELANCHIER ALNIFOLIA / WESTERN SERVICEBERRY	5 GAL		
	RG	RHUS GLABRA / SMOOTH SUMAC	5 GAL		
	SD	SPIRAEA DOUGLASII / WESTERN SPIREA	5 GAL		
ORNAMENTAL GRASSES					
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL		
	HSB	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	2 GAL		
	MRP	MUHLENBERGIA REVERCHONII 'PUND01S' / UNDAUNTED® RUBY MUHLY	2 GAL		
	PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	2 GAL		
PERENNIALS					
	RHB	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	CONCRETE EDGING	54 LF
	CLEAR VIEW TRIANGLE	
SYMBOL	DESCRIPTION	QTY
	BASALT BOULDER	22
	BASALT BOULDER	10
	BASALT BOULDER	22
SYMBOL	DESCRIPTION	QTY
	NATIVE SEED RESTORATION	4,090 SF
	PAVERS	5,512 SF
	PLAZA PAVER TYPE 1	3,788 SF
	PLAZA PAVER TYPE 2	3,308 SF



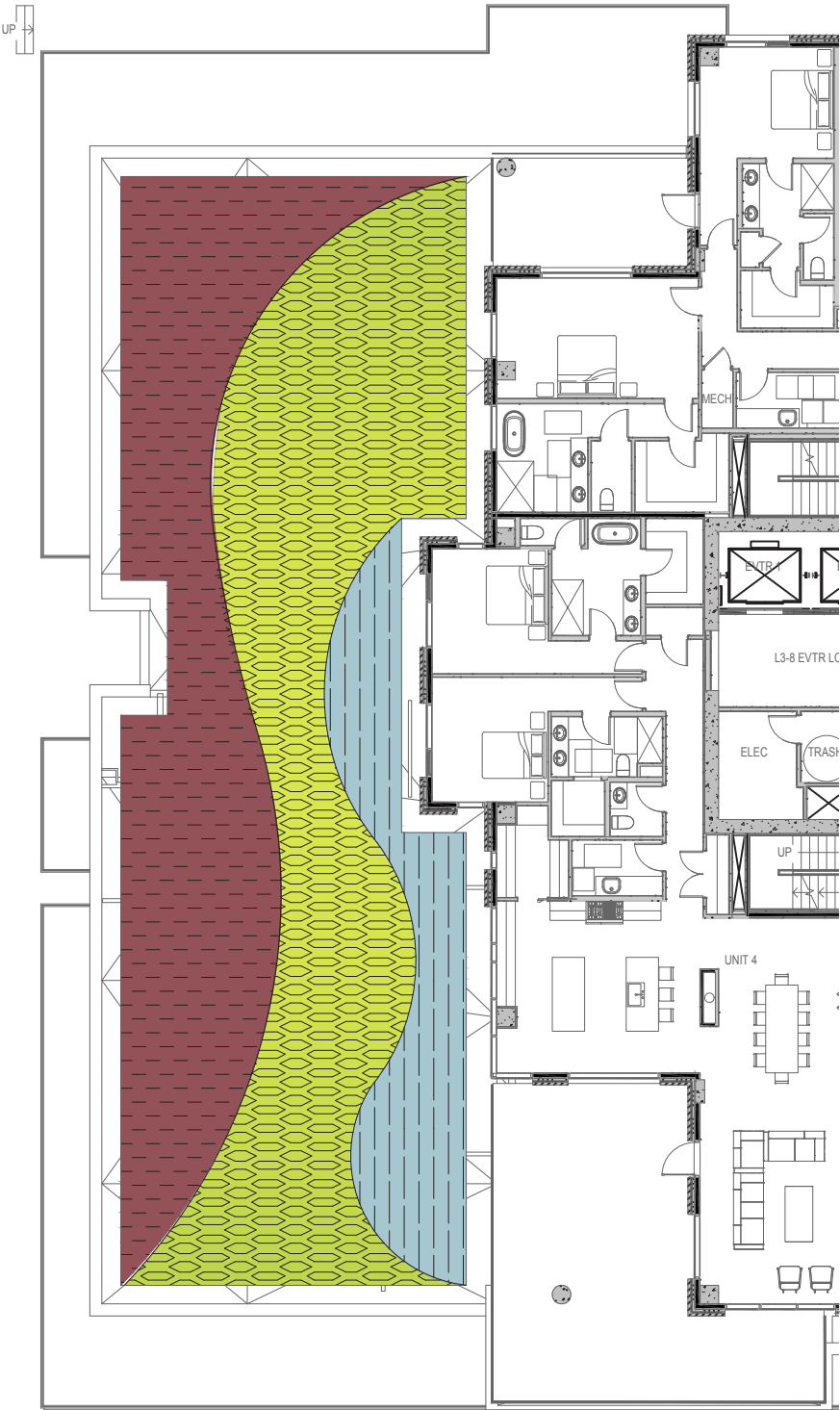


Level 3 Planting Plan



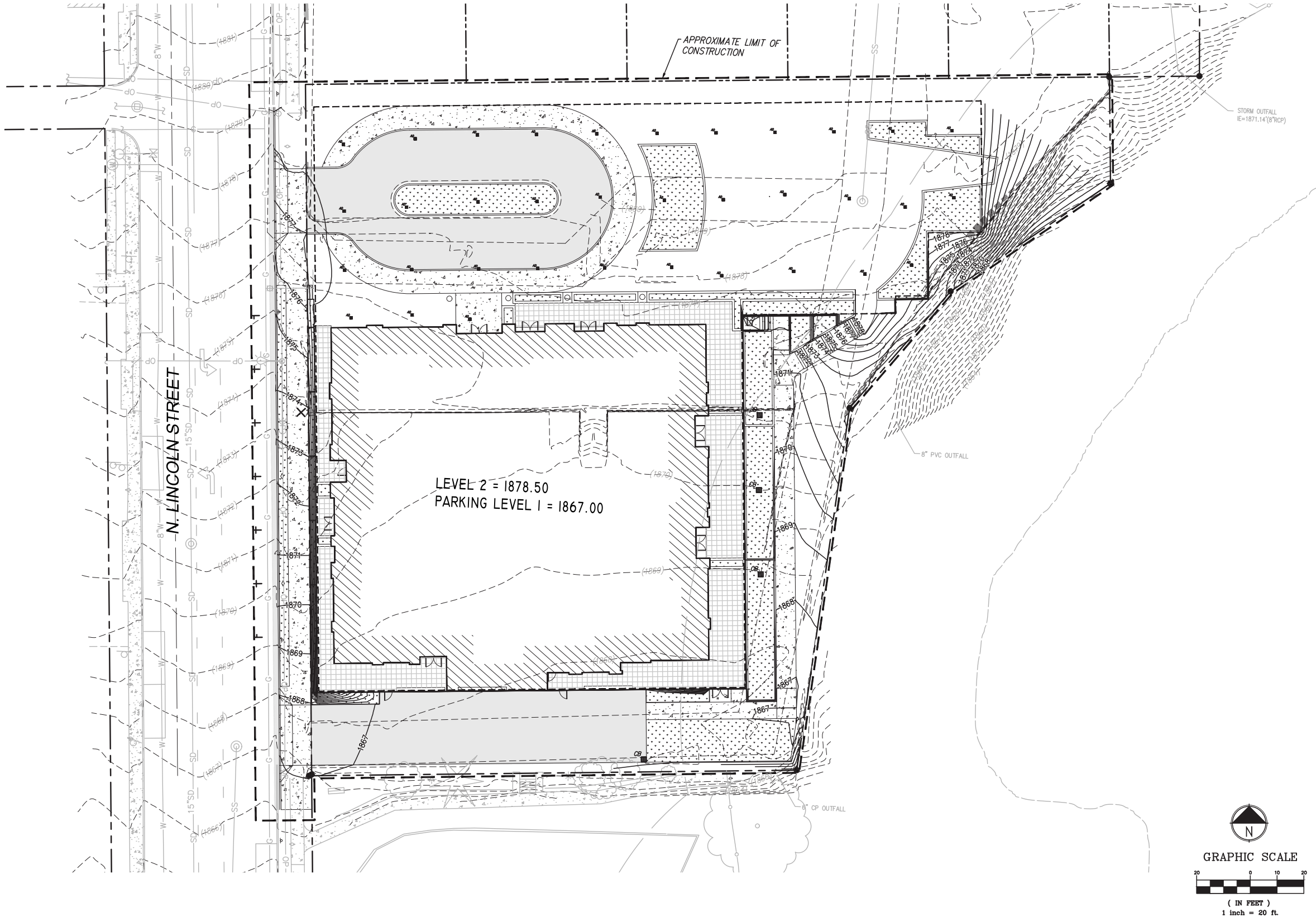
GREEN ROOF PLANT SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
<u>SEDUM WITH BLUE FOLIAGE</u>		
	SEDUM ALBUM 'CHLOROTICUM' / BABY TEARS STONECROP	TRAY SYSTEM
	SEDUM ALBUM 'GREEN ICE' / GREEN ICE STONECROP	
	SEDUM SPURIUM 'JOHN CREECH' / JOHN CREECH STONECROP	
<u>SEDUM WITH TEXTURED FOLIAGE</u>		
	SEDUM ALBUM 'CORAL CARPET' / CORAL CARPET STONECROP	TRAY SYSTEM
	SEDUM SPURIUM 'ELIZABETH' / ELIZABETH TWO ROW STONECROP	
	SEDUM SPURIUM 'TRICOLOR' / TRICOLOR TWO ROW STONECROP	
<u>SEDUM WITH YELLOW BLOOM</u>		
	SEDUM ACRE 'AUREUM' / GOLDEN STONECROP	TRAY SYSTEM
	SEDUM IMMERGRUNCHES / IMMERGRUNCHEN STONECROP	
	SEDUM RUPESTRE 'ANGELINA' / ANGELINA STONECROP	





Conceptual Grading Plan





BUILDING DESIGN

Building Design and Materials

Building Materials

The building is comprised of a combination of brick, glass and metal panel, as well as wood-look metal plank soffits. A mix of brick colors adds a rich, human scale texture to the building and forms a strong connection to the deep history of masonry construction in Spokane, while extensive use of glass takes advantage of the incredible views, and provides a link to the present and future.

Detailing

Although a timeless material, the brick is detailed in a modern way, with large openings, maximizing views and contributing to a lighter overall expression. Multiple decks extend the living space of the units and become prominent features of the building at every level. The tower decks are visible from below, and the soffits will be clad with a wood-look metal plank system to provide a softer expression and another human-scale element. The railings for these decks will be a modern glass system for a clean look and minimal view obstruction.

Building Base

At the building base, large expanses of glass and tall openings provide an inviting feel, while large canopies provide weather protection, shade, and another element to break up the façade and provide interest and human scale. The underside of these canopies will relate to the decks above with the same wood look metal plank material.

Upper Story

The upper story will be set back in selected areas from the stories below, and utilize more glass, defining the top of the building with a lighter expression. Capping the building is a butterfly roof that extends beyond the building perimeter on all sides, providing shade, weather protection and a defining element against the Spokane skyline, and in utilizing the same wood soffit expression as the soffits below, knitting the entire building composition together.





**Aerial View from Northeast**



**Aerial View from Southeast**



**Aerial View from Northwest**



**Aerial View from Southwest**





**BUILDING DESIGN**

Perspective Views

Perspective View from Northeast



Perspective View from Southeast



Perspective View From Southwest



Ground Level View From Northwest





# BUILDING DESIGN

## Lincoln Street Elevation and Perspectives

Street Level Perspective Looking North



Street Level Perspective Looking South



Lincoln Street Elevation





**BUILDING DESIGN**

Eye-Level Views

Eye-Level View from Overlook



Eye-Level View from East



Eye-Level View From North



Eye-Level View of Plaza





BUILDING ELEVATIONS & MATERIALS

North Exterior Elevation



East Exterior Elevation



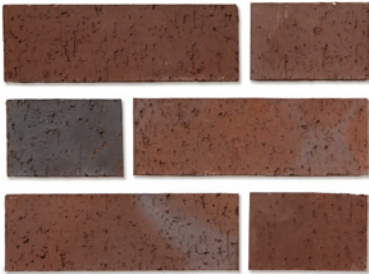
South Exterior Elevation



West Exterior Elevation



Materials



BRICK CLADDING



METAL PANEL



WOOD-LOOK SOFFIT



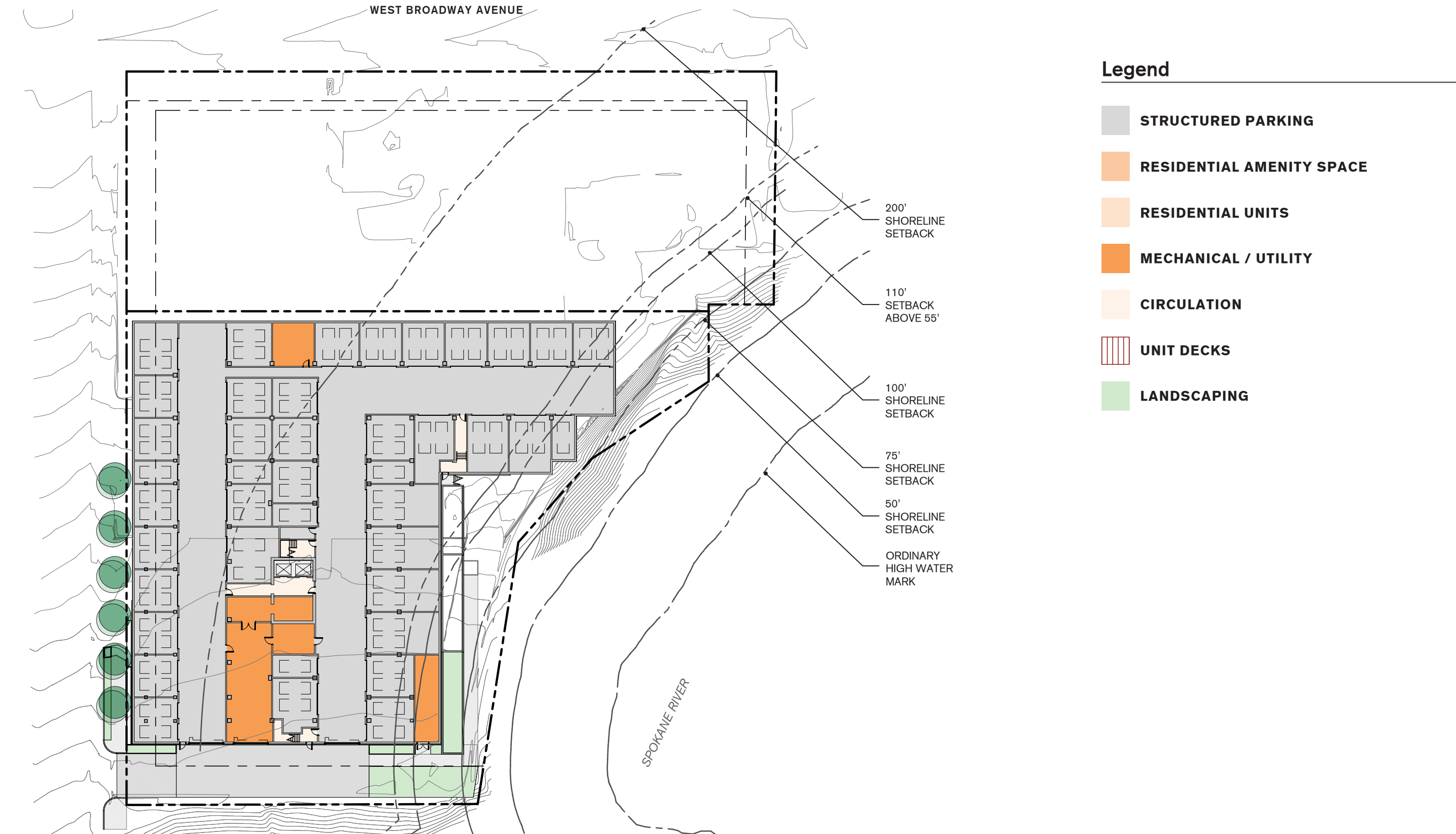
VISION & SPANDREL GLASS





FLOOR PLANS

Level 1 Floor Plan



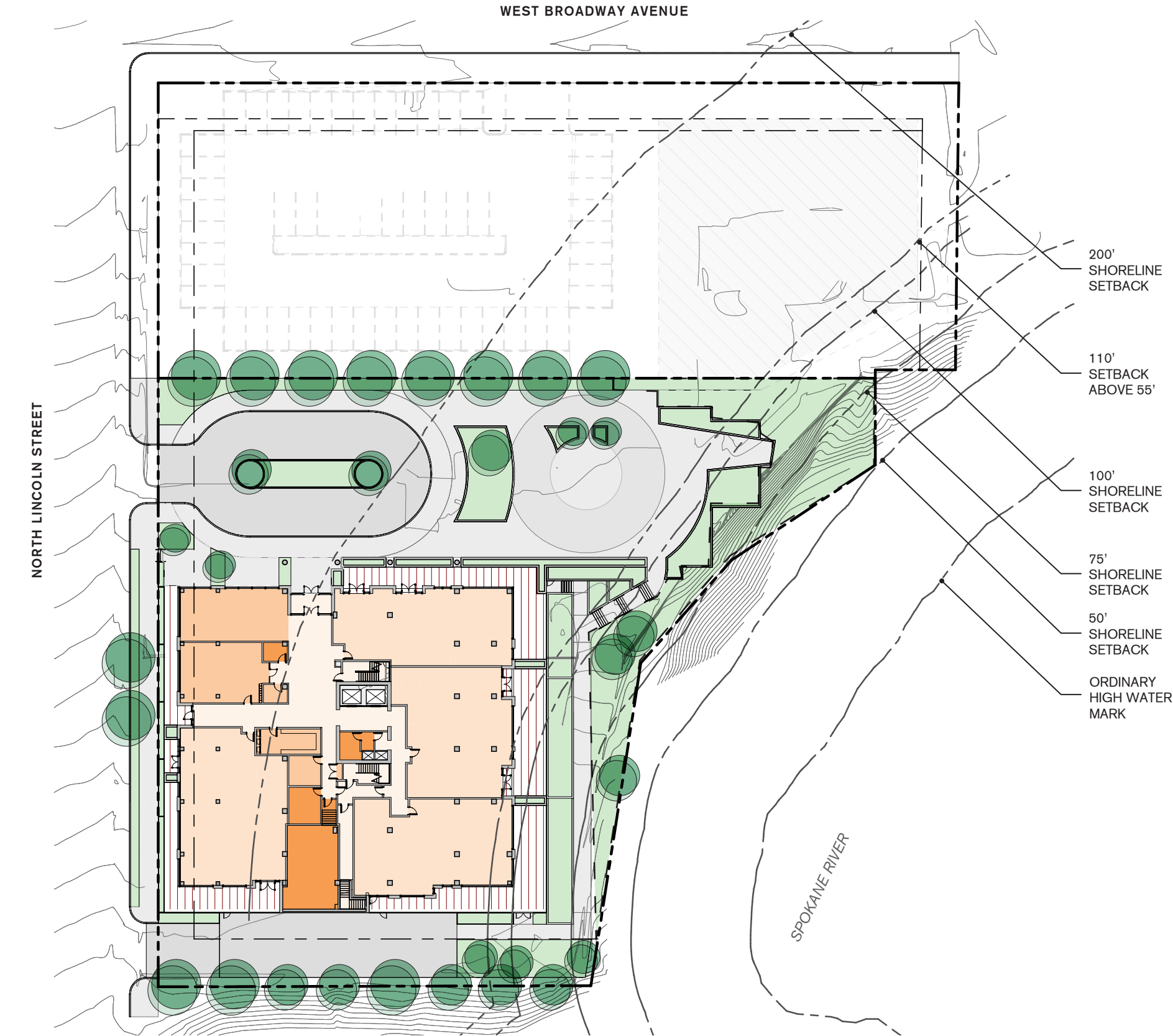
LEVEL 1 FLOOR PLAN  
SCALE: 1" = 50'-0"



**FLOOR PLANS**  
Level 2 Floor Plan

**Legend**

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- UNIT DECKS
- LANDSCAPING

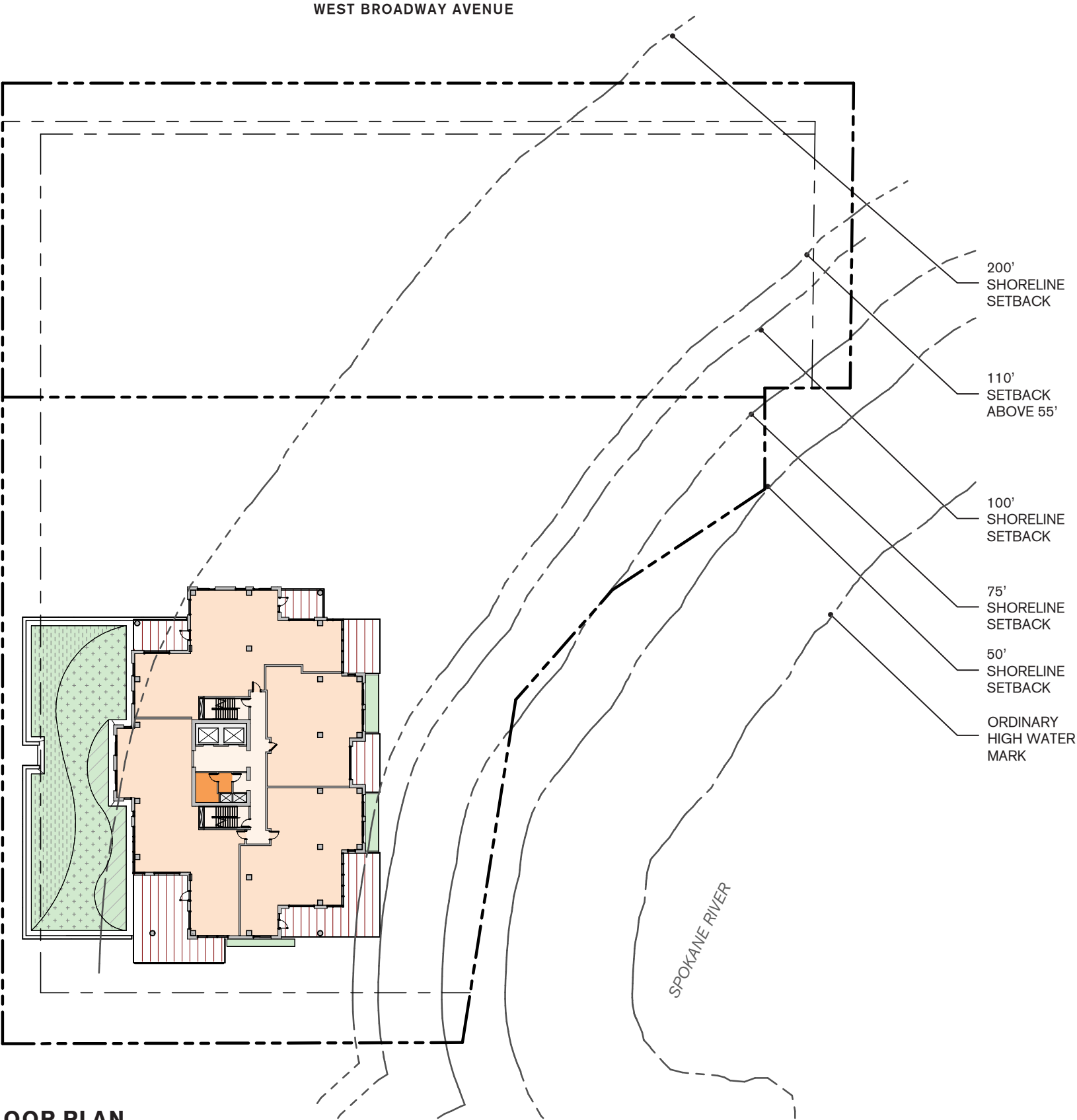


**LEVEL 2 FLOOR PLAN**  
**SCALE: 1" = 50'-0"**



FLOOR PLANS

Level 3 Floor Plan



Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- UNIT DECKS
- LANDSCAPING

LEVEL 3 FLOOR PLAN  
SCALE: 1" = 50'-0"



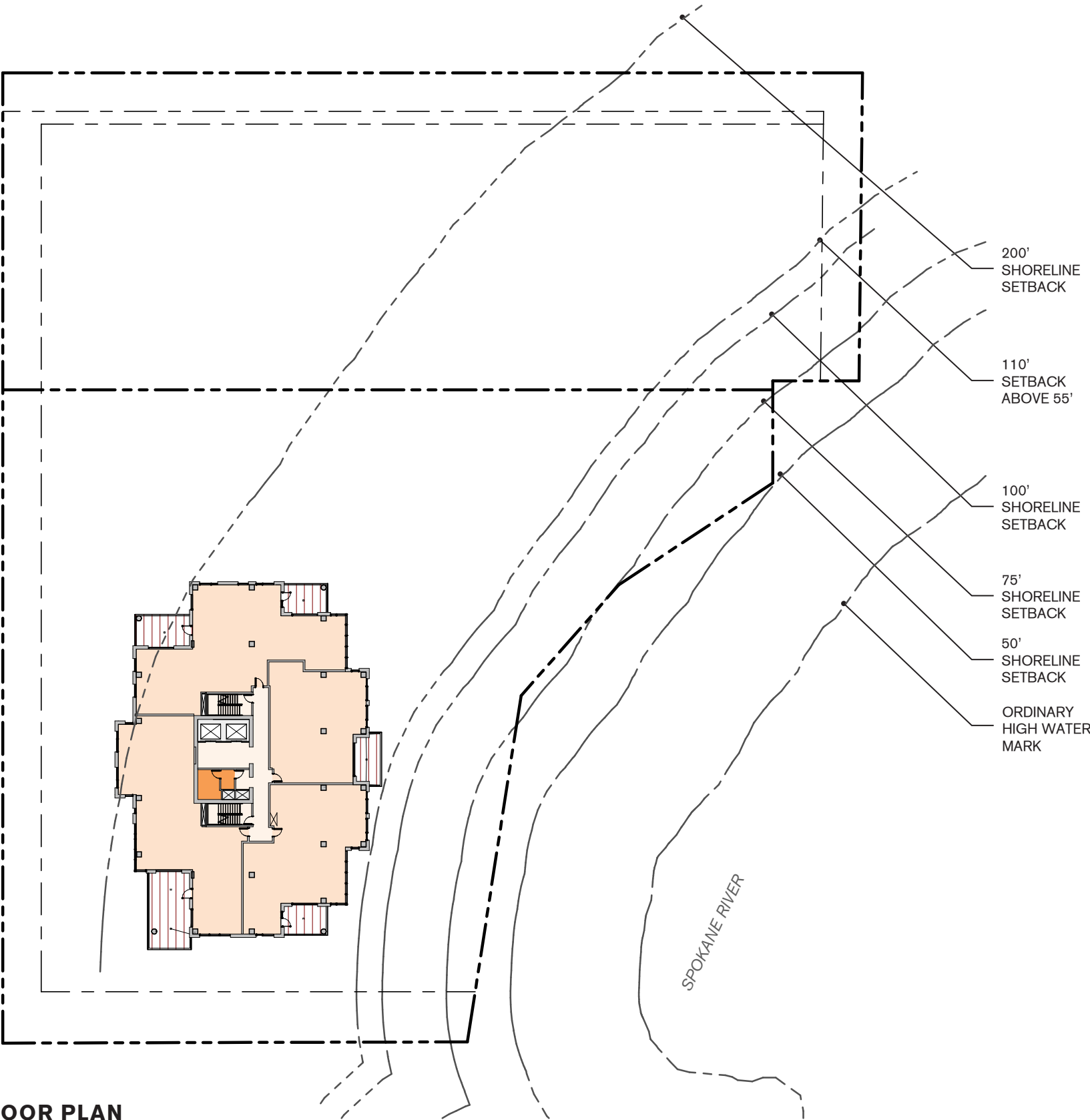


FLOOR PLANS

Levels 4-8 Floor Plan

Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- UNIT DECKS
- LANDSCAPING

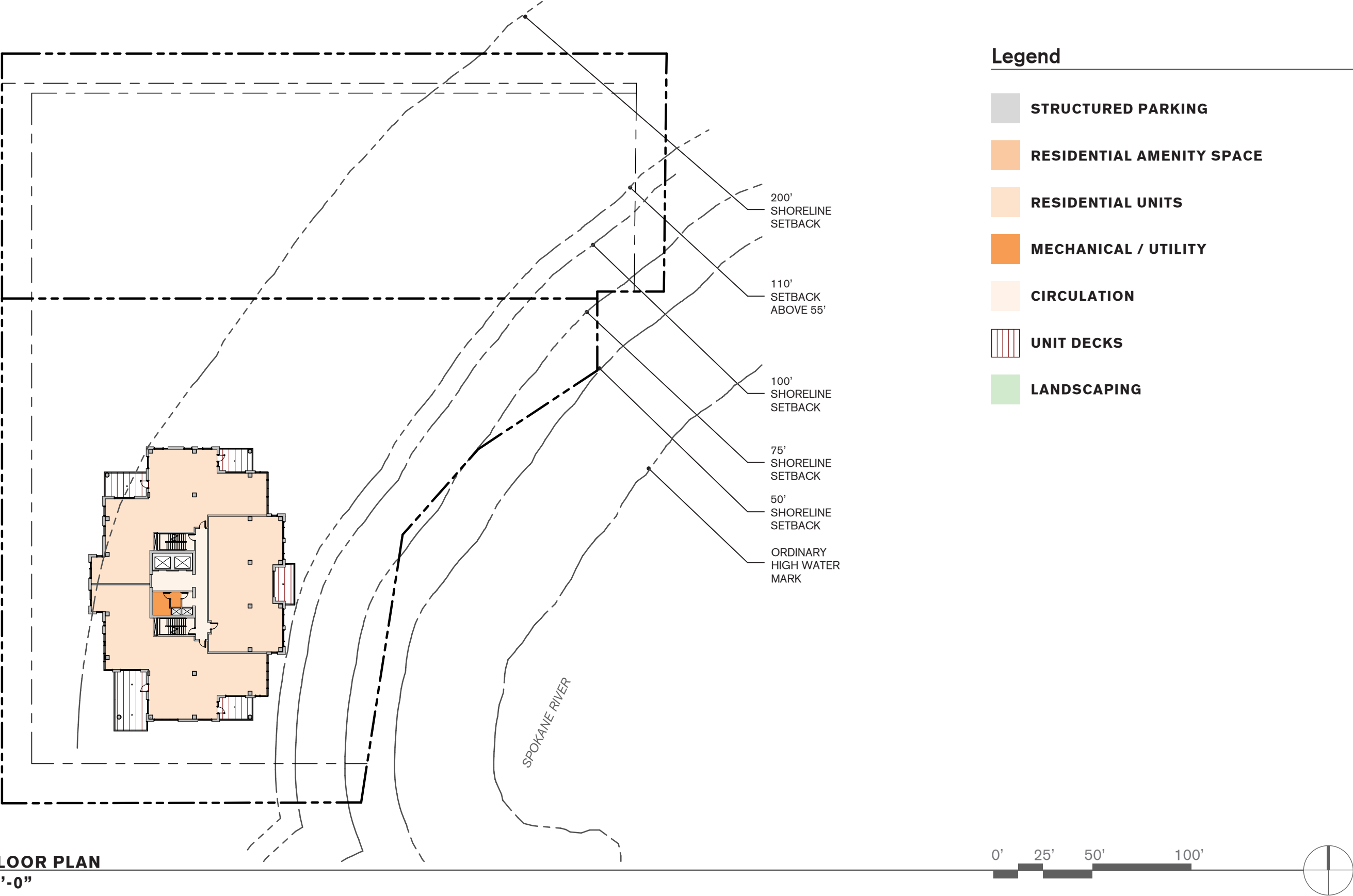


LEVELS 4-8 FLOOR PLAN  
SCALE: 1" = 50'-0"



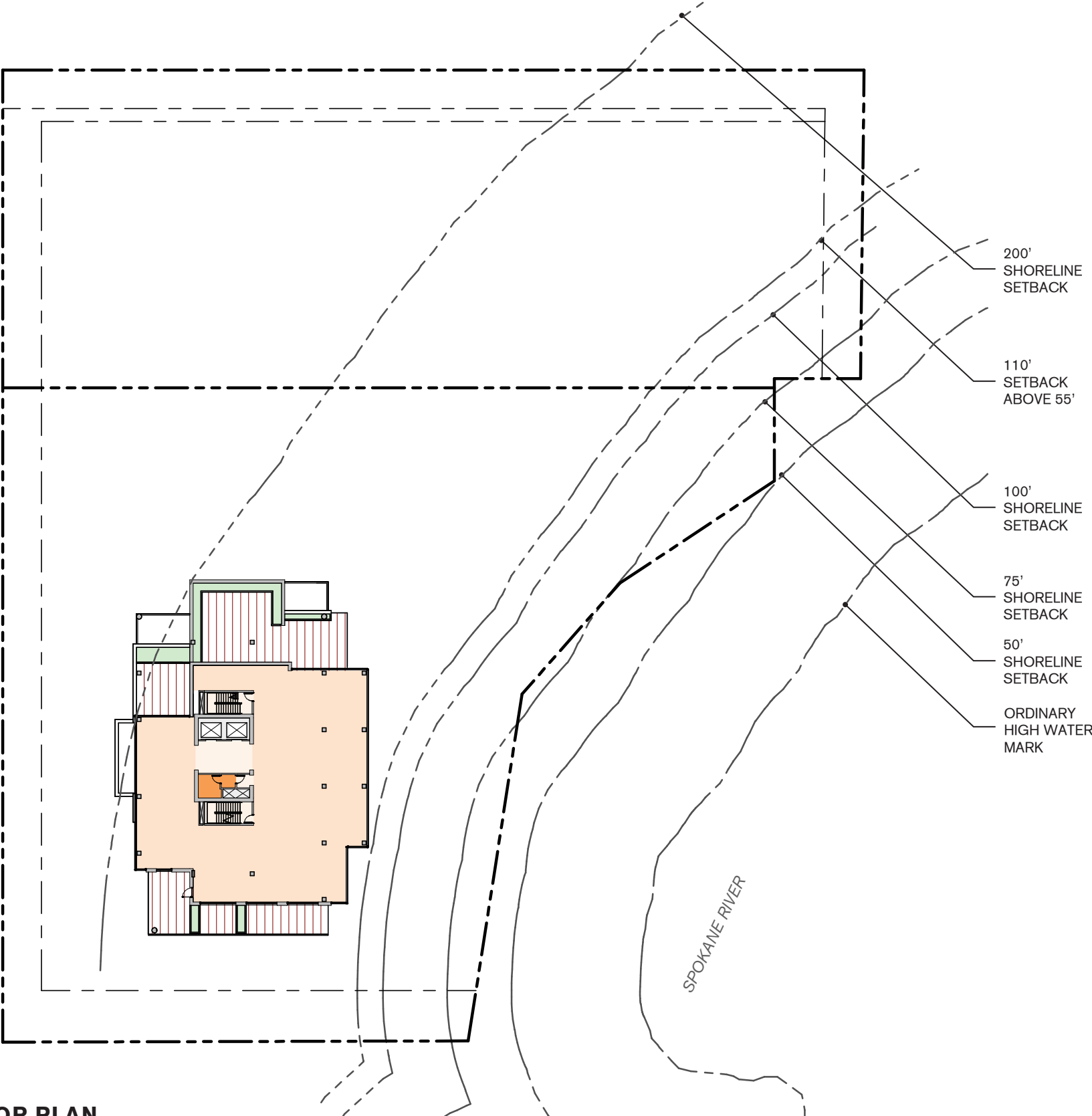
FLOOR PLANS

Levels 9-11 Floor Plan





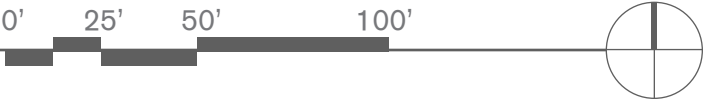
**FLOOR PLANS**  
Level 12 Floor Plan



**Legend**

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- UNIT DECKS
- LANDSCAPING

**LEVEL 12 FLOOR PLAN**  
**SCALE: 1" = 50'-0"**



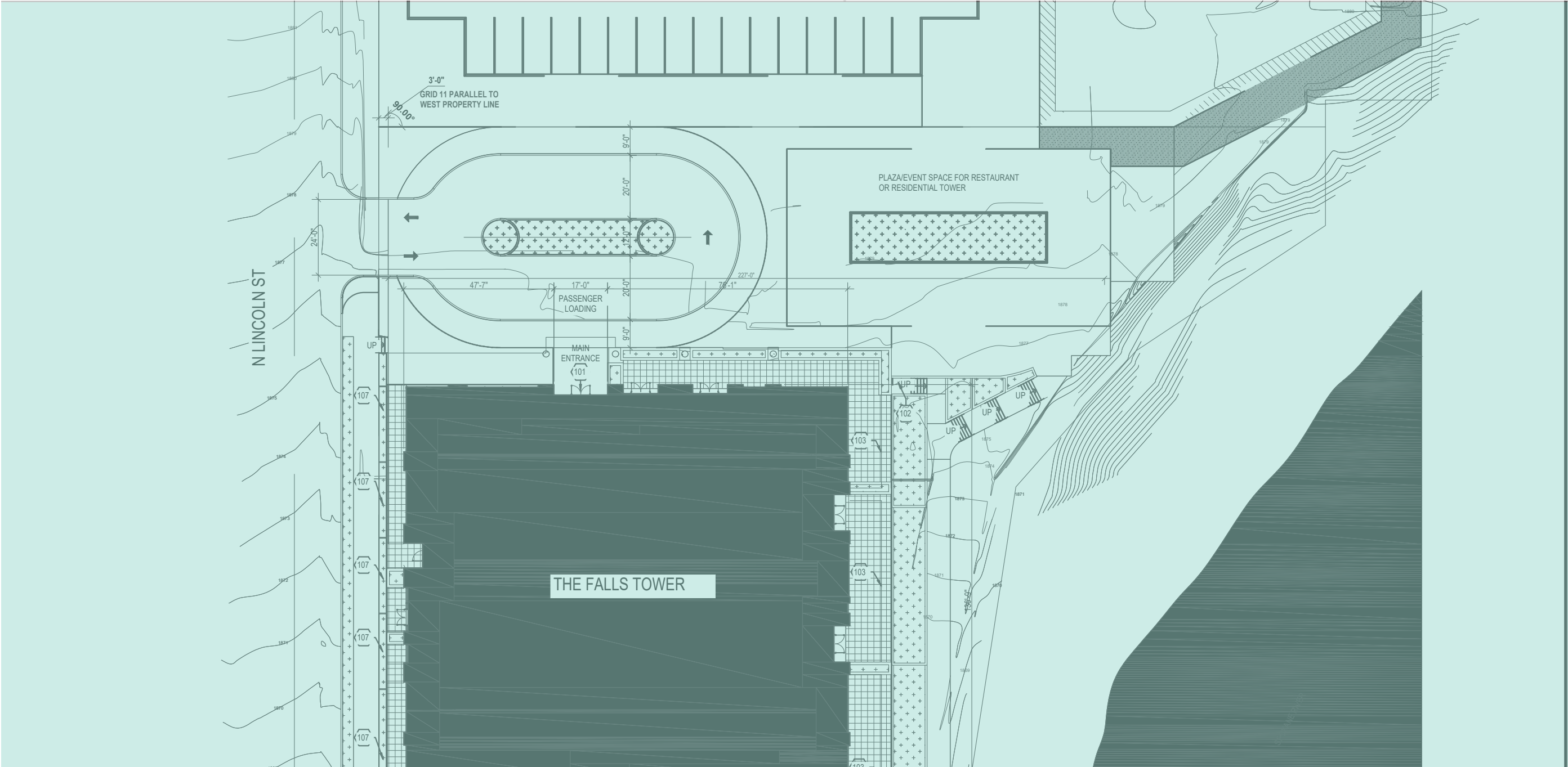




# Appendix



THE FALLS  
PLANT CUT SHEETS  
12.07.2023





APPENDIX

Landscape: Plant Cut Sheets



- TREES
- 1. VINE MAPLE
  - 2. COPPER ROCKET PAPERBARK MAPLE
  - 3. KATSURA TREE
  - 4. JOE'S BESS BRISTLECONE PINE
  - 5. IVORY SILK JAPANESE TREE LILAC





NATIVE MITIGATION  
PLANTING

- 1. DOUGLAS MAPLE
- 2. PONDEROSA PINE
- 3. WESTERN SERVICEBERRY
- 4. SHRUBBY PENSTEMON
- 5. WILD MOCKORANGE
- 6. LONGLEAF PHLOX
- 7. SMOOTH SUMAC
- 8. WESTERN SPIREA



APPENDIX

Landscape: Plant Cut Sheets



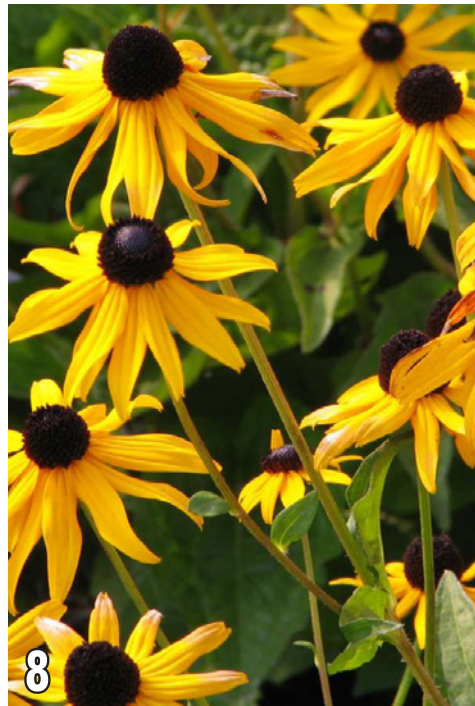
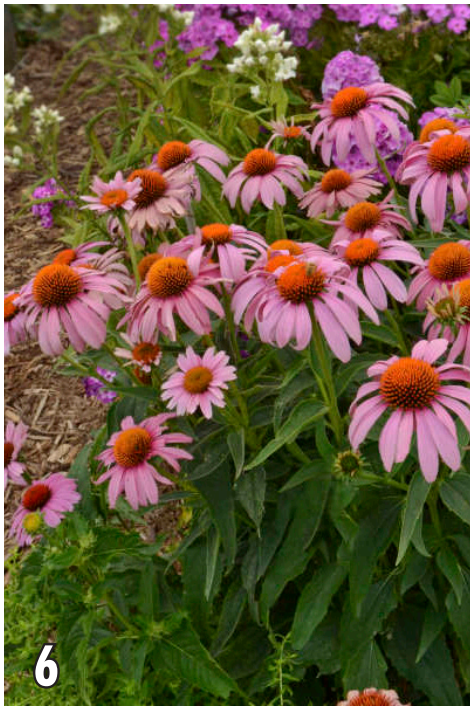
SHRUBS & GROUNDCOVERS

- 1. KELSEY'S DWARF RED TWIG DOGWOOD
- 2. SHAMROCK INKBERRY HOLLY
- 3. EMERALD DWARF MUGO PINE
- 4. MASSACHUSETTS KNNIKINNICK
- 5. CALGARY CARPET JUNIPER





PERENNIALS & ORNAMENTAL GRASSES

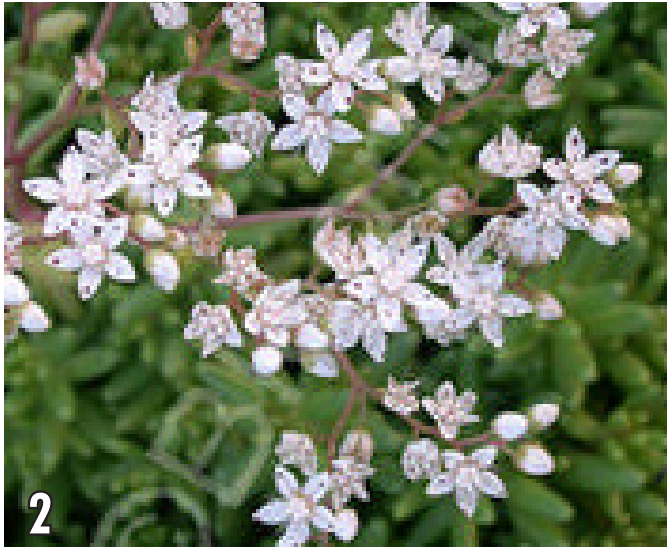


- 1. KARL FOERSTER FEATHER REED GRASS
- 2. BOULDER BLUE FESCUE
- 3. JAPANESE FOREST GRASS
- 4. BLUE OAT GRASS
- 5. UNDAUNTED RUBY MUHLY
- 6. PRAIRIE SPLENDOR CONEFLOWER
- 7. AUTUMN RED DAYLILY
- 8. BLACKEYED SUSAN



APPENDIX

Landscape: Plant Cut Sheets



- ### GREEN ROOF PLANTINGS
- 1. BABY TEARS STONECROP
  - 2. GREEN ICE STONECROP
  - 3. JOHN CREECH TWO ROW STONECROP
  - 4. CORAL CARPET STONECROP
  - 5. ELIZABETH TWO ROW STONECROP
  - 6. TRICOLOR TWO ROW STONECROP
  - 7. GOLDEN STONECROP
  - 8. IMMERGRUNCHEN STONECROP
  - 9. ANGELINA STONECROP
  - 10. EXAMPLE ROOFTOP GARDEN OF MIXED SEDUM VARIETIES

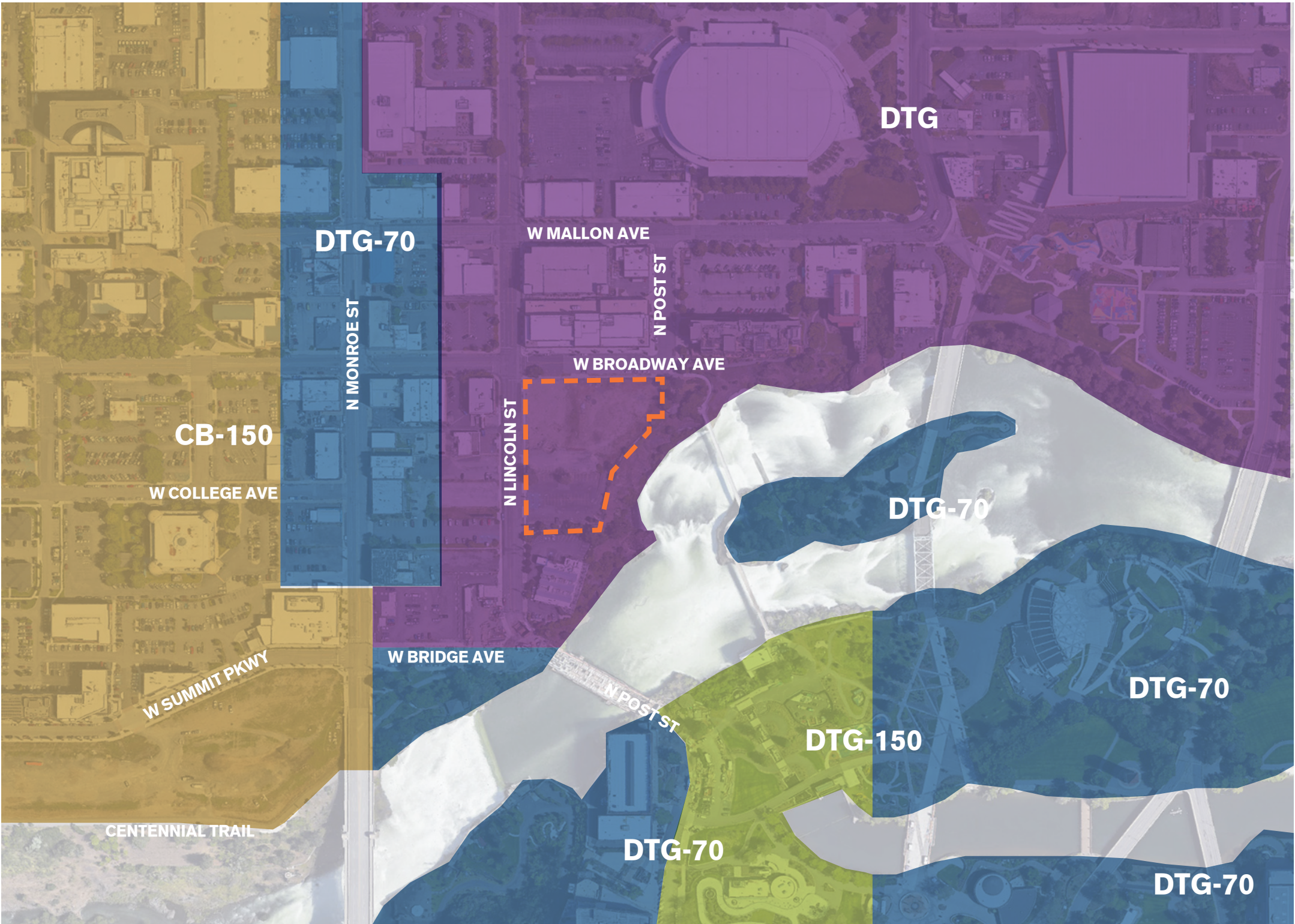


Zoning + Overlay Designations

Map Key

- DTG**  
Downtown General
- DTG-70**  
Downtown General 70
- DTG-150**  
Downtown General 150
- CB-150**  
Community Business 150
- PROPOSED SITE**

Zoning + Overlay Designations

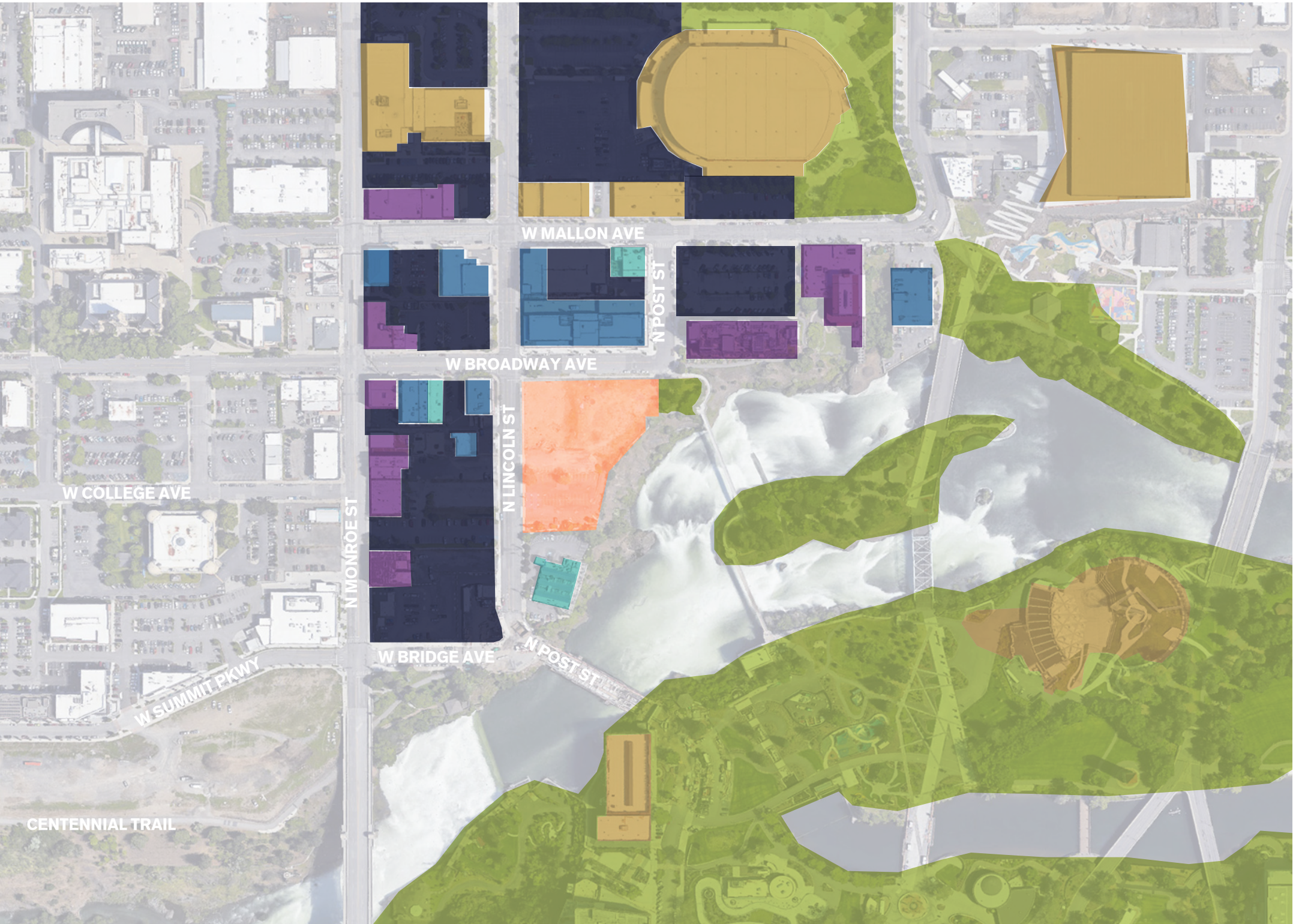




APPENDIX  
Surrounding Uses

Surrounding Uses

Map Key



-  SURFACE + GARAGE PARKING
-  RESIDENTIAL/MIXED USE/RETAIL
-  OFFICE/COMMERCIAL
-  HOTEL/HOSPITALITY/RESTAURANT
-  PUBLIC PARK/OPEN SPACE
-  CULTURAL/ARTS/ENTERTAINMENT
-  PROPOSED SITE





Map Key

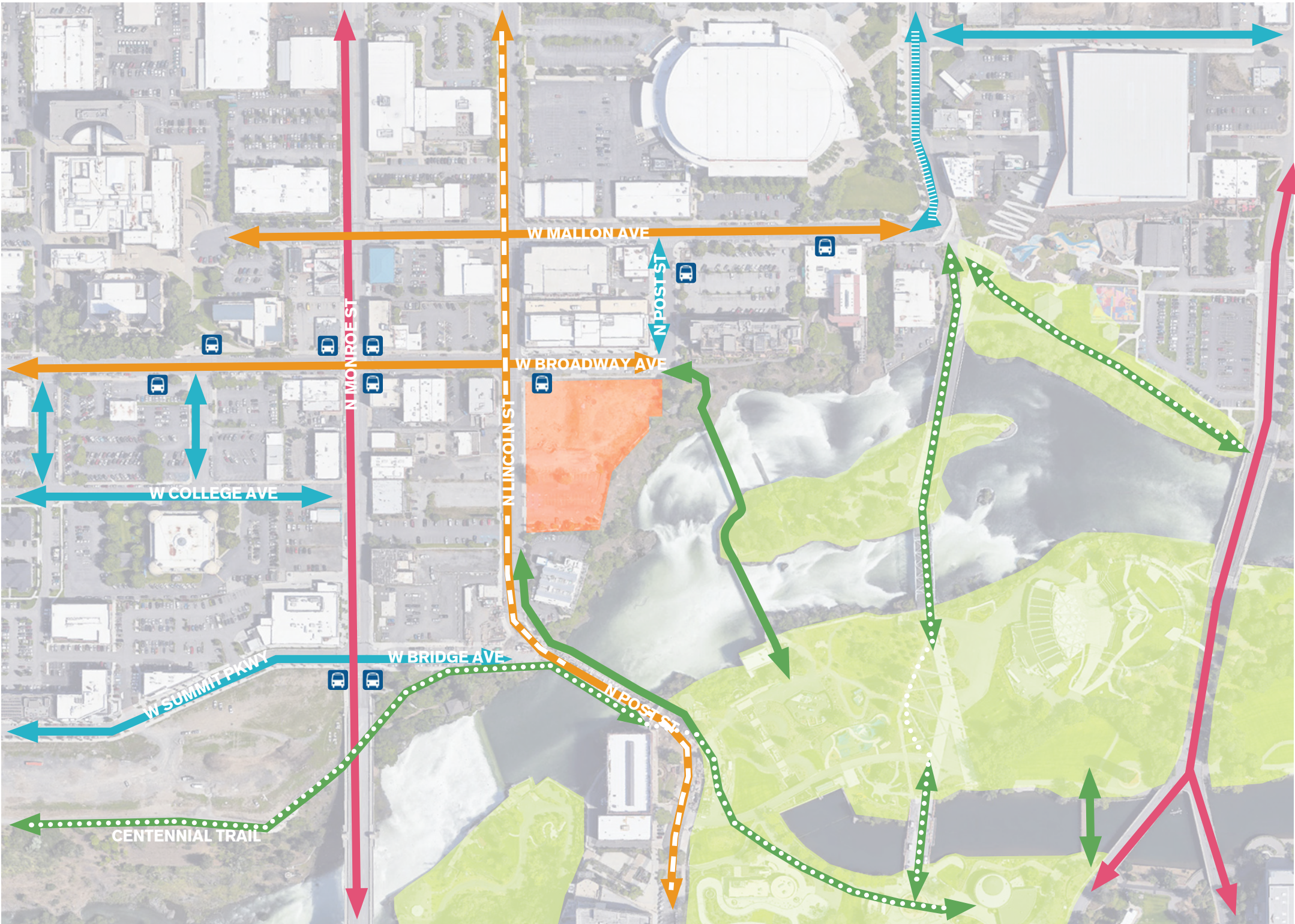
- Principal Arterial
- Minor Arterial
- Collector Street
- Major Pedestrian Circulation
- Bus Stop
- Dedicated Bicycle Lane
- Shared Use Path
- Signed Shared Roadway
- Open Space
- Proposed Site

Adjacent Street Classifications

N Lincoln St  
Type II Complete Street

Broadway  
Type IV Complete Street

Traffic Flow + Siting Patterns

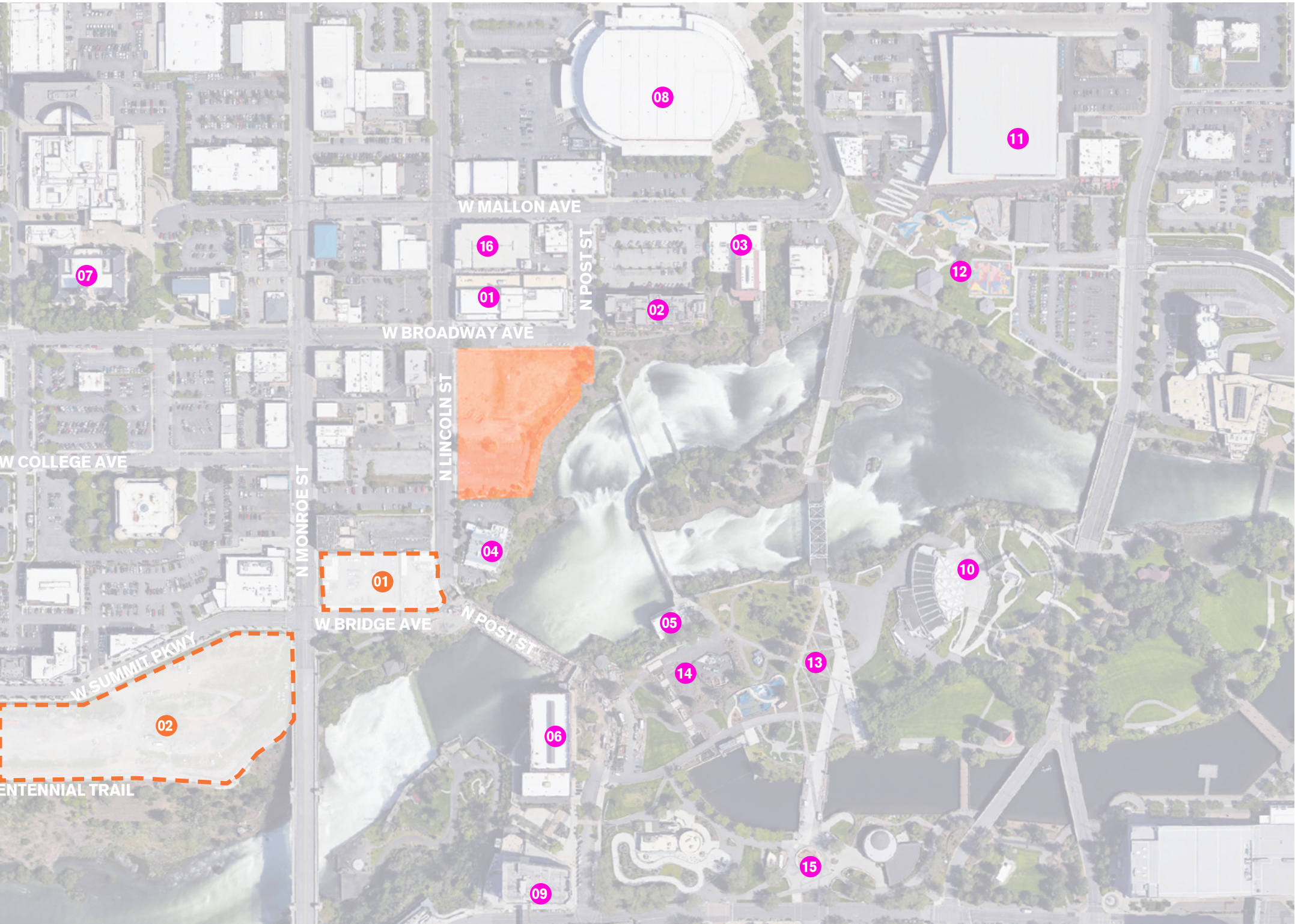




APPENDIX

Existing & Proposed Prominent Locations

Important Locations



Map Key - Existing Prominent Locations

- 01 Wonder Bread Building / 803 N Post St
- 02 Upper Falls Condominium / 703 N Post St
- 03 The Flour Mill / 621 W Mallon Ave
- 04 Anthony’s Restaurant / 510 N Lincoln St/
- 05 Upper Falls Power Plant
- 06 Washington Water Power / 419 N Post St
- 07 Spokane County Courthouse / 1116 W Broadway
- 08 Spokane Arena / 720 W Mallon Ave
- 9 Spokane City Hall / 808 W Spokane Falls Blvd
- 10 Expo ‘74 Pavilion / 4 E 5th Ave, Spokane
- 11 The Podium
- 12 Riverfront Park - North Bank
- 13 Riverfront Park - Howard St Bridge
- 14 Riverfront Park - West Havermale
- 15 Riverfront Park - South Bank
- 16 Wonder Building Parking Garage

Map Key - Future Prominent Locations

- 01 Bosch Lot CSO Tank
- 02 Kendall Yards



# APPENDIX

## Existing Prominent Locations

01 Wonder Bread Building



02 Upper Falls Condominiums



03 The Flour Mill



04 Anthony's Restaurant



05 Upper Falls Power Plant



06 Washington Water Power



07 Spokane Superior Court



08 Spokane Arena



09 Spokane City Hall



10 Expo '74 Pavilion





APPENDIX

Proposed Prominent & Future Prominent Locations

11 The Podium



16 Wonder Building Parking Garage



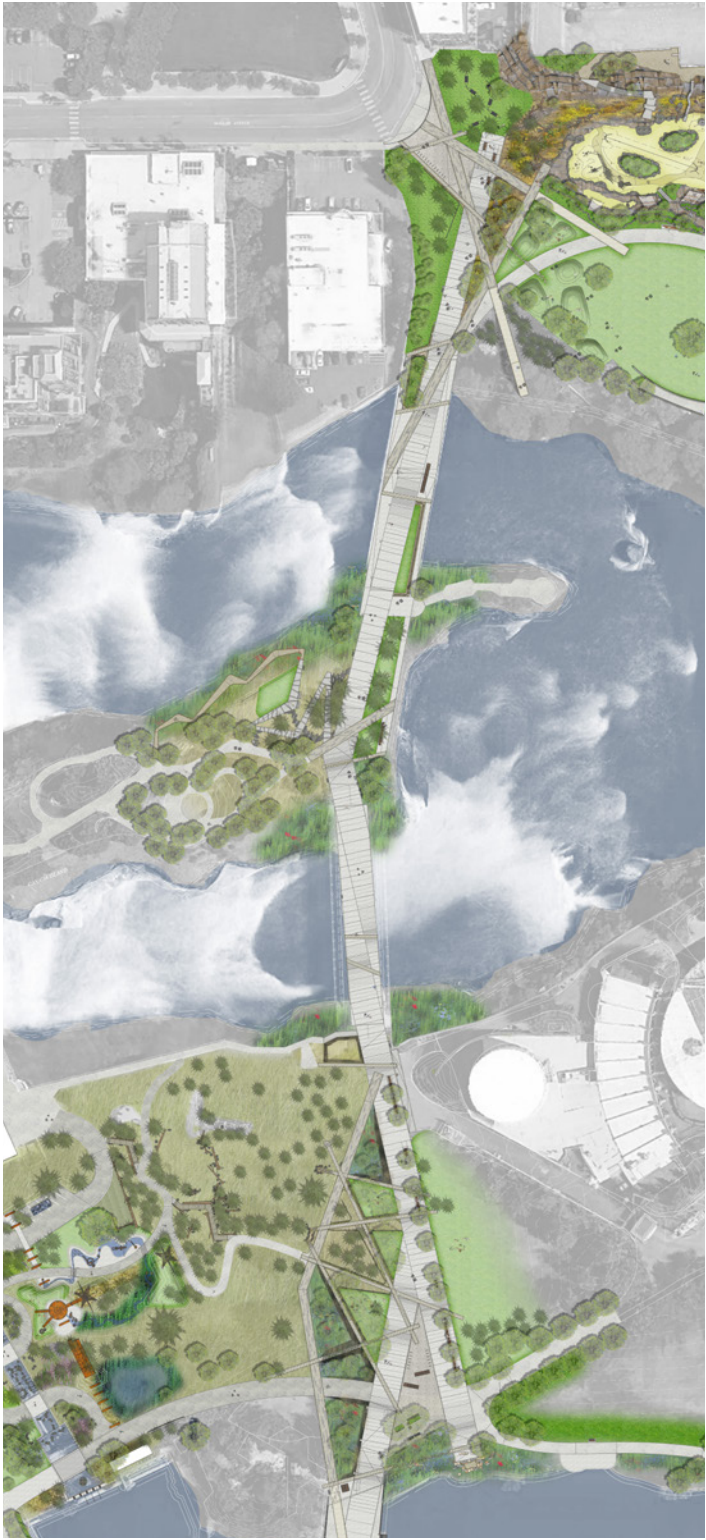
15 Riverfront Park - South Bank



12 Riverfront Park - North Bank



13 Riverfront Park - Howard St Bridge



14 Riverfront Park - West Havermale



02 Kendall Yards





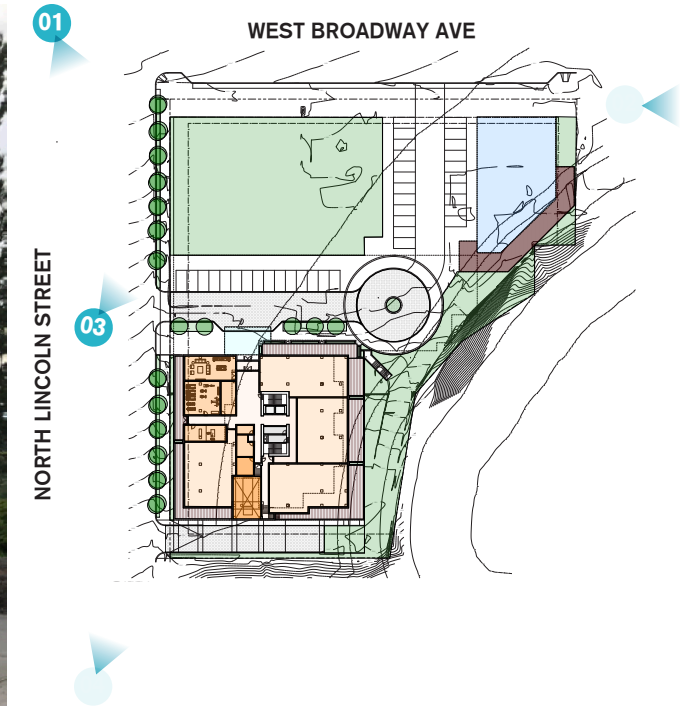
01 View from Broadway & Lincoln Facing South East



02 View of Pedestrian Access



Location Map



03 View from Broadway & Lincoln Facing North East



04 View from Lincoln looking Northeast





APPENDIX  
Site Photography

COLLINSWOERMAN | THE FALLS TOWER | DESIGN REVIEW | DECEMBER 20, 2023

05 View from Anthony's Parking Lot Facing North



06 View from Broadway Facing West



Location Map



07 View from Broadway & Post Facing West



08 View from Upper Falls Power Plant

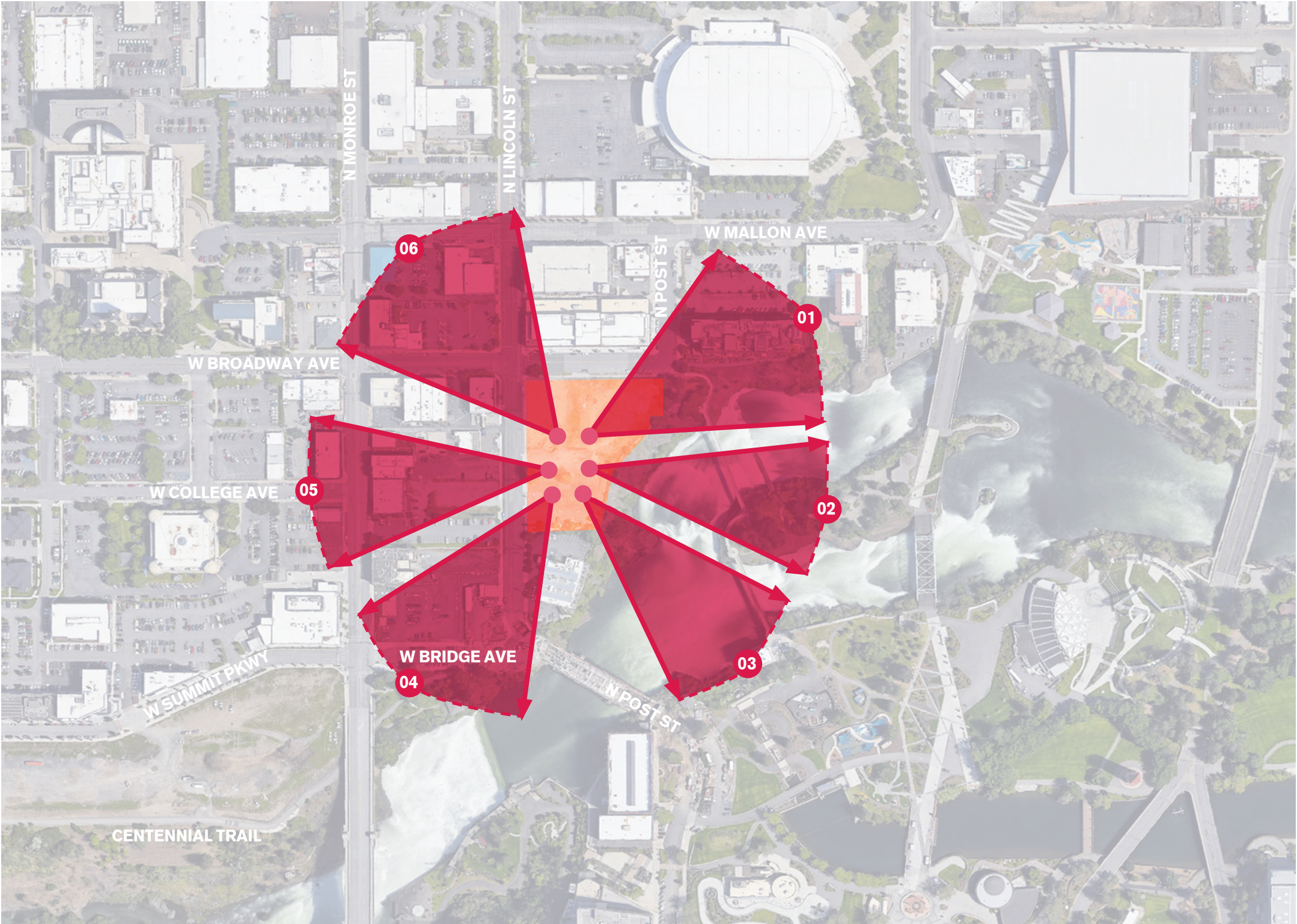




View Anlaysia

- 01 Upper Falls + Mt Spokane
- 02 Canada Island + Howard St Bridge
- 03 Downtown + Riverfront Park
- 04 Lower Falls + Monroe St Bridge
- 05 Palisades Park + West Central Neighborhood
- 06 Emerson Garfield + Spokane Superior Courthouse

Potential View Apertures





APPENDIX

Views From The Site

01 View of Upper Falls + Mt. Spokane



02 View of Canada Island + Howard St. Bridge



03 View of Downtown + Riverfront Park



04 View of Lower Falls + Monroe St. Bridge



05 View of Palisades Park + West Central



06 View of Emerson Garfield + Superior Court-





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APPENDIX

Streetscape Photomontage - West Broadway

West Broadway Streetscape - Facing North



West Broadway & Lincoln Streetscape





West Broadway Streetscape

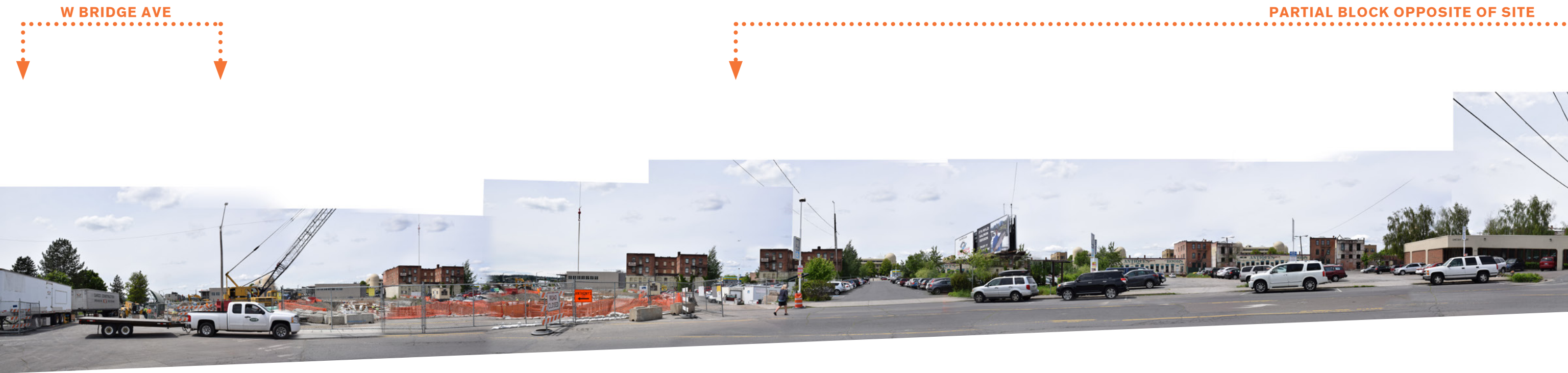




APPENDIX

Streetscape Photomontage - N Lincoln St

N Lincoln Streetscape - Facing West









APPENDIX

Site Survey

Keynotes

- 01 Undeveloped site (former buildings removed)
- 02 Curb line to be reconfigured
- 03 Metered Parallel street parking
- 04 Existing Surface Parking (to be removed)
- 05 River view access south of southern property line
- 06 Existing trees & vegetation (to be removed)
- 07 Existing rivers edge with dilapidated vegetation
- 08 Existing street tree(s) to be removed and replaced
- 09 Rock outcrop

Site Metrics

Site Area	98,173 SF
Max FAR	6.0 (Non-Residential)
Max Site Coverage	75% (80% East/West)
Max Height	150' from Average Grade
Min Parking Ratio	None



SITE SURVEY

SCALE: 1" = 80'-0"

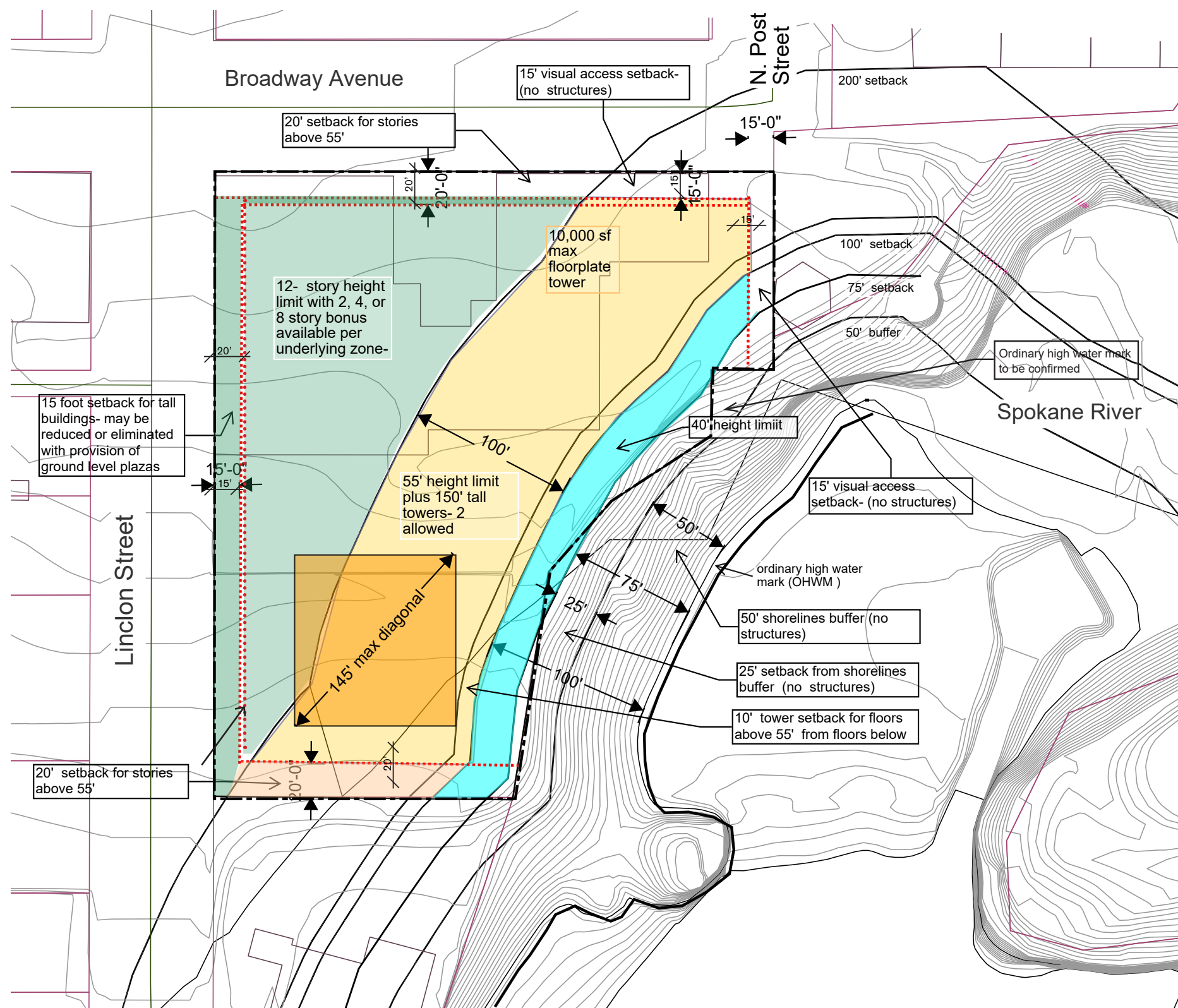
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







## APPENDIX

## Zoning and Shoreline Building Envelope Study



-  40' height limit
  -  55' height limit
  -  150' height limit
  -  12-16 story height limit (12 story base height with 2, 4, and 8 story bonus possible)
- Maximum structure width parallel to river = 70%
  - 30' wide pedestrian level break in building every 300' parallel to river



APPENDIX

Appendix 1: List of Relevant Comprehensive Plan Sections

LU 1.4 H RESIDENTIAL USES

Locate higher density residential uses in designated centers and corridors

LU 1.5 OFFICE USES

Locate office uses in designated centers and corridors.

LU 1.9 DOWNTOWN

Ensure a viable and strong downtown with a mix of uses, including residential, office, entertainment, and retail.

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 the surrounding urban and natural environment.

LU 5.1 BUILT AND NATURAL ENVIRONMENT

Encourage features that maintain and enhance the natural and built environment.

LU 8.1 POPULATION ACCOMMODATION

Accommodate the majority of the county’s population in Urban Growth areas.

TR2.5 PARKING FACILITY DESIGN

Locate parking below grade where feasible.

TR3.4 INCREASED RESIDENTIAL DENSITIES

Reduce impact on parking.

TR7.1 AND &.2 CHARACTER AND PRIDE AND STREET LIFE

Increase pedestrian use of streets, by increasing the number of residents and workers downtown.

DP 5.1 SUPPORT INVESTMENTS THAT INCREASE THE NUMBER OF RESIDENTS AND WORKERS DOWNTOWN.

ED 2.4 ECONOMIC DEVELOPMENT - MIXED USE

Support mixed use (more self-sufficient) development.

DP 5 DOWNTOWN CENTER VIABILITY

N1- THE DOWNTOWN NEIGHBORHOOD -

Enhance downtown as a vital and desirable neighborhood in which to live.

N 5 LINKAGES

N 7 .1 GATHERING PLACES -

Increase the number of Gathering Places

N 11.5 SPOKANE RIVER GORGE

N 13 CONNECTIVITY

NE 15 NATURAL AESTHETIC LINKS

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION

PRS 3.1 PROVIDE TRAILS AND LINKAGES

PRS 3.2 TRAIL CORRIDOR DEVELOPMENT

Shoreline Management Plan

SMP 8.1 IMPROVE ACCESS TO PUBLICLY OWNED AREAS OF THE SHORELINES.

SMP 8.3

Enhance public access to the river in the Central Business District shoreline area in the form of plazas, vistas, pedestrian ways, etc.



# Appendix 2: List of Relevant Downtown Design Guidelines

## A: Site Planning and Massing

### A1 Respond to the Physical Environment

#### A.1.a –f Arranging the building Mass in response to

- Street grids irregularities
- Dramatic topography with contrasting edge conditions
- Views of geography and natural resources
- Visibility from gateways

### A-2 Enhance the skyline

## B: Architectural Expression

### B1 Respond to the Neighborhood context

- Natural features and Iconic landscapes
- Neighborhood buildings
- Elements of the pedestrian network

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

- Adjacency to neighborhood buildings
- Distinct building base

### B-3 Reinforce the Urban Form and Architectural Attributes of the immediate area

- Massing and setbacks
- Scale and proportion
- Exterior finish and detailing
- Adding plazas and parks
- Street furniture

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

- Forms express the uses and create distinct building volumes
- Canopies
- Plazas and courtyards

### B-5 Explore Opportunities for building Green

- Use durable, sustainable materials
- Explore efficient HVAC systems
- Covered parking areas
- Sensitive plantings

## C: The Pedestrian Environment

### C-1 Promote Pedestrian Interaction

- Uses accessible to general public
- Uses spill out onto sidewalk

### C-2 Design Facades at many scales

- Materials, window patterns, rooflines

### C-3 Provide Active facades

- Windows where possible
- Landscaping to soften blank walls
- Textures and detailing
- Seating

### C-4 Reinforce entries

- Tall lobbies
- Distinctive canopy
- Recessed entry

### C-5 Overhead weather protection

- Transparent preferred

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

- Outdoor balconies
- Brick, stone, etc.
- Landscaping
- Lighting

## D: Public Amenities

### D1. Provide inviting and Usable Open Space

- Pedestrian oriented
- Landscaping
- Lighting
- Visual and barrier free access

### D2 Enhance the Building with Landscaping

### D3 Respect historic features

### D4 Provide elements that define the place

### D5 Provide appropriate signage

### D6 Provide attractive and appropriate lighting

### D7 Design for Personal Safety and security

### D8 Create Green Streets

## E: Vehicular Access and Parking

### E-1 Minimize Curb cut impacts

- Share with adjoining owner
- Enhance garage openings
- Minimize width of curb cuts
- Maintain appearance of sidewalk

### E-2 Integrate Parking Facilities

- Visually integrate into building above

### E-3 Minimize presence of Service areas

### E-4 Design green Parking







# The Falls Tower

## 1 - Program Review/Collaborative Workshop

### Design Review Staff Report

October 18, 2023


**Staff:**

**Dean Gunderson**  
Senior Urban Designer

**Taylor Berberich**  
Urban Designer

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*When a Design Review application is received, city staff evaluate the project for compliance with all applicable regulatory documents. Should staff see a potential concern that falls within the purview of the Design Review Board, staff then present the board with Topics for Consideration. The purpose of these discussion points is to call attention to potential concerns and should not be viewed as required changes to the project.*

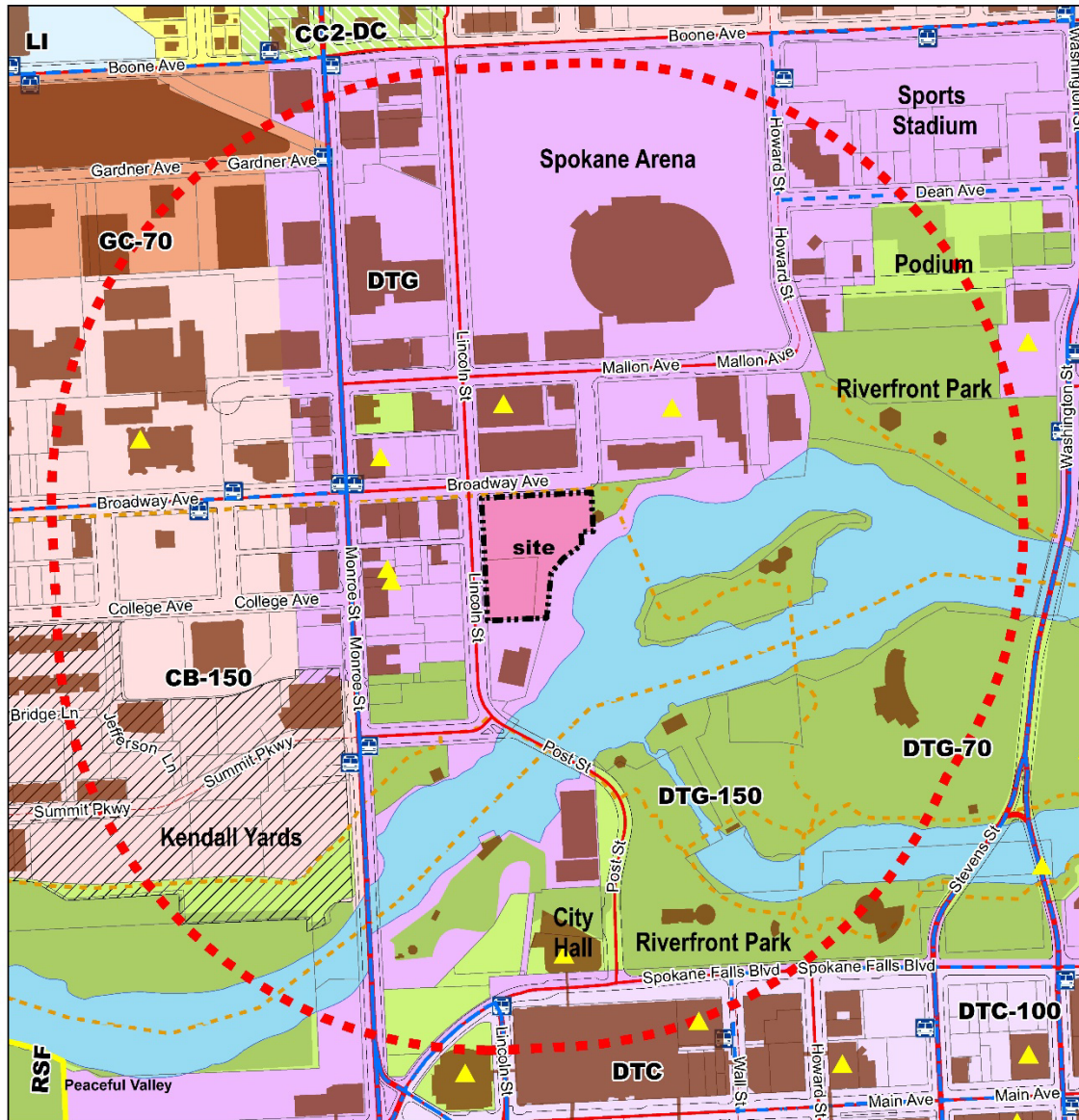
### Project Description

This project originally went through Design Review in 2017 and 2018. The shoreline conditional use permit and original design review decision have both expired. The project has a new design and new architect and is bringing these changes before the board for review.

The first phase of a mixed-use project with below grade parking and limited surface parking area. Please see the applicant's submittal dated October 3, 2023 for additional information.



## Location & Context

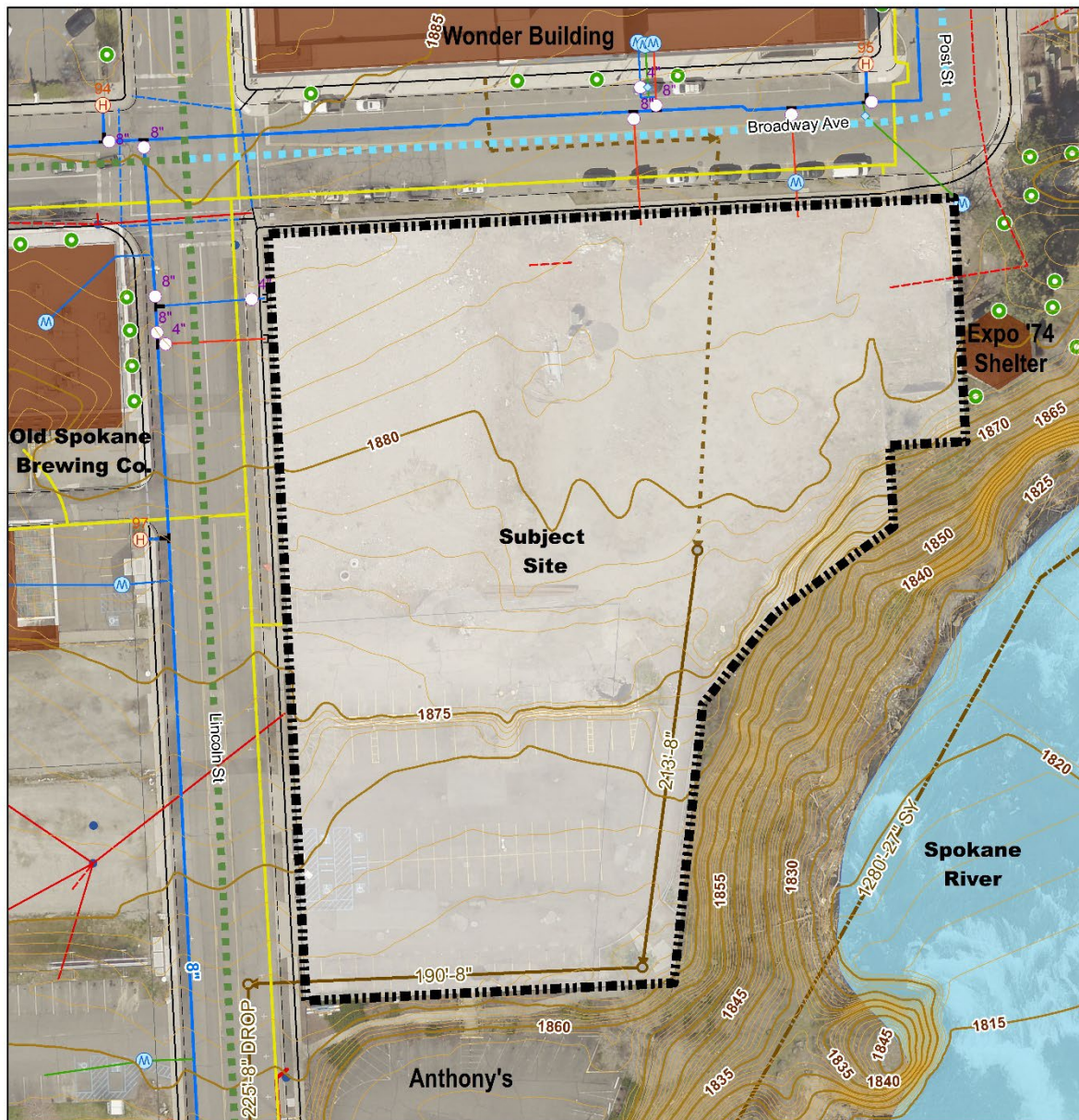


**Large Vicinity Map**



The site is located at 829 W Broadway Ave on the southeast corner of Lincoln St and Broadway Ave and within the boundaries of the Riverside Neighborhood Council. The Spokane River lies on its southwestern border and shares a property line to the east with Riverfront Park (parcel 35183.0065). This adjoining site is the access point for the pedestrian suspension bridge to snxw mene? (sin-HOO-men-huh) Island and Riverfront Park. The Wonder Building is directly north across Broadway Ave. Other buildings in the immediate vicinity include the Flour Mill and the Spokane Arena. The site is highly visible from Riverfront Park and the suspension bridge. The intersection of N Lincoln St. and W Broadway Ave is 0.2 miles from Spokane County Courthouse and 0.33 miles from Spokane City Hall.





**Context Map**

- |                     |                         |                    |
|---------------------|-------------------------|--------------------|
| Subject Site        | Type II Complete Street | Water Meter        |
| Building            | Type IV Complete Street | Fire Hydrant       |
| 5-foot Contour Line | Utility Pole            | Sewer Main         |
| 1-foot Contour Line | Overhead Electrical     | Sewer Main - Other |
| Public Tree         | Domestic Water Line     | Gas Line           |
|                     | Distribution Water Main |                    |

### Character Assets

The view of the Monroe Street Bridge, Spokane River Gorge, and the upper falls are to be protected. Views from across the river of the site are also important and new buildings are to be complementary or visually subordinate to the natural splendor of the river and falls, including its geologic features and native vegetation.

### Historic Brick Structures

The surrounding buildings are primarily two to three story brick office and industrial buildings. The project should seek to fit within the existing context of these structures.



## Topics for Consideration

*Should staff see a potential concern that falls within the purview of the Design Review Board, staff then present the board with Topics for Discussion. The purpose of these discussion points is to call attention to potential concerns and should not be viewed as required changes to the project.*

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

1. What opportunities exist to reduce the width of Broadway Avenue's drive lanes or curb-to-curb distance for additional parking and/or pedestrian amenities? A reduced width could allow for a more pedestrian oriented street and enlarged park like streetscape extending to the suspension bridge and Riverfront Park beyond.  
*Please see Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-8 Create "Green Streets", D-2 Enhance the Building with Landscaping*
2. What opportunities exist to open pedestrian access to interact with the river?  
*Please see Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-5 Consider Providing Overhead Weather Protection, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place*
3. As the site is highly visible from the south side of the river, what opportunities exist to enhance the viewshed and soften the boundary between the building and the riverbank?  
*Please see Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-2 Enhance the Building with Landscaping, D-3 Respect Historic Features that Define Spokane, D-4 Provide Elements that Define the Place*
4. Are there opportunities to incorporate public art within the site? If so, what locations are being considered?  
*Please see Downtown Design Guidelines: C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place*
5. What opportunities are there to incorporate Spokane's unique regional character and materials into the design of the building?  
*Please see 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*
6. Where building facades directly abut sidewalks and pedestrian areas, are there opportunities to soften the streetscape and create comfortable, pedestrian scale spaces?  
*Please see Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, C-3 Provide Active Facades, C-5 Consider Providing Overhead Weather Protection, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-2 Enhance the Building with Landscaping, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security*
7. What opportunities are there to incorporate publicly accessible interpretive signage (as required per the original MOA between LB Stone and the Landmarks Commission)?  
*Please see Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-3 respect Historic Features That Define Spokane, D-4 Provide Elements That Define the Place, D-5 Provide Appropriate Signage, D-6 Provide Attractive & Appropriate Lighting.*
8. Given the street redevelopment scheduled for 2025, does the board have any advice to the applicant on accommodating the upgrades? (Please see staff comments on page 17 of this report)  
*Please see Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, C-3 Provide Active Facades, C-5 Consider Providing Overhead Weather Protection, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-2 Enhance the Building with Landscaping, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security*



## **Design Departure**

**Street Level Building Façade:** The applicants have indicated they will seek a design departure from [Section 17C.124.510 Windows – Building Design](#). Specifically, a design departure is requested from the glazing requirements on the south tower's west façade facing Lincoln Street. The glazing requirement for non-residential ground floor facades is 60% between 2 and 10 feet and 40% between 10 and 40 feet. For glazing requirements for residential uses, the percentage of glazing between 2 and 40 feet is 20%.

The purpose of this section is to provide a pleasant, rich, and diverse pedestrian-friendly experience by connecting activities occurring within a structure to adjacent sidewalk areas; encourage observation or viewing opportunities by restricting fortress-like facades at street level; and avoid a monotonous pedestrian environment. In preparation for the Recommendation Meeting, the applicants are encouraged to review the decision criteria and consider creative opportunities to meet the purpose.

9. Does the board have any advice for the Applicant towards achieving the requested Design Departure?

Specifically, what advice can be offered to the Applicant to ensure their alternative still meets the intent of the design standard (Decision Criteria B) – and what advice can be offered for the alternative to be clearly superior in design quality compared to what would be achieved if the design standard were followed (Decision Criteria C)?

*(See Applicant's narrative and rationale in the regulatory analysis section of this report, along with Staff Comment)*



## Regulatory Analysis

### 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 greater than fifty thousand square feet in the Perimeter Area of the Design Review Threshold Map 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.

### Zoning Code Requirements

The site is zoned Downtown General (DTG) and is within the North River Overlay District (NRO).

#### [Chapter 17C.160](#) North River Overlay District

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

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.

### 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 Design Standards Implementation:**

The design standards and guidelines found in SMC 17C.124.510 through SMC 17C.124.590 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.

[Section 17C.124.500](#) Design Standards Implementation

[Section 17C.124.510](#) Windows – Building Design

[Section 17C.124.520](#) Base/Middle/Top – Building Design

[Section 17C.124.530](#) Articulation – Building Design

[Section 17C.124.540](#) Prominent Entrance – Building Design

[Section 17C.124.550](#) Ground Level Details – Building Design

[Section 17C.124.560](#) Roof Expression – Building Design

[Section 17C.124.570](#) Treating Blank Walls – Building Design

[Section 17C.124.580](#) Plazas and Other Open Spaces

[Section 17C.124.590](#) Treatment of Blank Walls on Tall Buildings – Building Design

[Section 17C.230.310](#) Exterior Design of Parking Structures – Building Design

## **Chapter 17G.030 Design Departures, Section 17G.030.040 Decision Criteria**

The decision criteria for a design departure are below.

- A. Has the applicant's design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?
- B. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?
- C. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?  
Is the departure necessary to better address aspects of the site or its surroundings?
- D. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?
- E. Has the applicant responded to the optional Considerations (C), if any, found within the design guideline? Including Considerations may assist in gaining acceptance for the plan.

## **Section 17C.124.510 Windows – Building Design**

### **A. Purpose.**

In the downtown the facade and window standards are required in order to:

1. provide a pleasant, rich, and diverse pedestrian-friendly experience by connecting activities occurring within a structure to adjacent sidewalk areas;
2. encourage observation or viewing opportunities by restricting fortress-like facades at street level; and
3. avoid a monotonous pedestrian environment.

### **B. Required Street Facing Window Area and Façade Features.**

These provisions apply to building facades in the downtown zones.

1. For buildings facades visible from, fronting on, and located within sixty feet of a lot line of a complete street the minimum percentage window glazing requirements found within Table 17C.124-4 Complete Street Window Standards apply. On the ground floor, display windows may be used to meet half of the requirement. (R)
2. On Type III streets in the DTG, DTU, and DTS zones a minimum of fifty percent of any ground floor nonresidential building facade that is visible from and located within twenty feet of the lot line of an arterial street designated on the arterial street plan shall be comprised of windows. Display windows may be used to meet half of this requirement. (R)
3. In all downtown zones, buildings that do not front on a designated complete street or an alley a minimum of thirty percent of any ground floor nonresidential building facade that is visible from, fronting on, and located within sixty feet of the lot line of the street shall be comprised of windows. Display windows may be used to meet half of this requirement. (R)



4. In all cases, required window glazing between two and forty feet shall comprise of clear, “vision” glass allowing views into the interior. (R)
5. Blank wall areas on street facing facades may not extend more than twenty-five feet without a window, glass-covered display area, entryway, or a recessed area of a minimum size of two feet deep by six feet wide by ten feet high.

#### Applicant's Requested Design Departure:

Departure requested from required non-residential window glazing percentages on the west façade facing Lincoln Street. Due to the site slope, the ground floor of the project will be at grade (elevation 1877.5) at the building entry, and up to 9 feet above grade at the southern end of the building, creating a blank wall condition along a portion the sidewalk. As the sidewalk slopes, a portion of the P1 parking garage will be visible fronting the street at sidewalk elevation, creating a triangular section of blank wall. At the northern portion of the façade, the building contains residential amenity space, which is understood to be classified as non-residential use. The glazing percentage is just under 60%, or 59.5% in this preliminary study (**see staff comment, below**). Depending on the final layout, the percentage may be reduced further, and therefore a departure is requested to allow a minimum of 50% glazing for this section. The residential unit portion of this façade has a preliminary glazing percentage of over 30%, so a departure is not required for that portion at this time.

#### Rationale

The parking podium serves to elevate the decks for both the amenity space and the residential units (which are required to be at least 2'-0" above the sidewalk level), but is not so high as to create a forbidding street experience. The parking podium is set back, providing a landscape buffer that could incorporate a biofiltration feature, providing interest and greenery along this street.

#### West Elevation Facing Lincoln Street



#### Staff Comment

Staff have conducted an analysis of the glazing percentages, and they appear to be different from those given by the Applicant. Based on the graphic submitted by the Applicant, the percentage of non-residential glazing located between 2' and 10' above finish grade is slightly less than **30% (60% required)**, the percentage of non-residential glazing located between 10' and 40' is approximately **35% (40% required)**, and the percentage of glazing for residential uses located between 2' and 40' is approximately **37% (20% required)**. Neither of the non-residential glazing percentages meet the design standard. See Topic for Consideration #8 for the Design Departure.



## **City of Spokane Comprehensive Plan**

### **[Comprehensive Plan link](#)**

**LU 1.4 Higher Intensity Residential Uses:** Direct new higher intensity residential uses to areas in and around Centers and Corridors designated on the Land Use Plan Map and to areas where existing development intensity is already consistent with development of this type. *Note: Downtown Spokane is classified as a Regional Center in the Land Use Plan Map.*

**LU 1.5 Office Uses:** Locate office uses in designated centers and corridors.

**LU 1.13 Parks and Open Space:** Develop funding mechanisms, incentives, and other methods to procure land for formal parks and/or natural open space in existing and new neighborhoods based upon adopted standards of the Comprehensive Plan.

**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 the surrounding urban and natural environment.

**LU 3.5 Mix of Uses in Centers:** Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

**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 5.1 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 5.4 Natural Features and Habitat Protection:** Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.

**LU 5.5 Compatible Development:** Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types.

**LU 6.2 Open Space:** Identify, designate, prioritize, and seek funding for open space areas.

**LU 8.1 Role of Urban Growth Areas:** Limit urban sprawl by encouraging development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided.

**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 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.

**CFU 4.1 Compact Development:** Promote compact areas of concentrated development in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services.

**CFU 4.3 Underground Utilities:** Require new utility lines to be installed underground and encourage the conversion of existing overhead distribution lines to underground lines unless it is not physically feasible.

**H 1.4 Use of Existing Infrastructure:** Direct new residential development into areas where community and human public services and facilities are available.

**H 1.8 Affordable Housing Requirement:** Include a percentage of affordable housing within all new developments that include housing.

**H 1.9 Mixed-Income Housing:** Encourage mixed-income developments throughout the city.



**H 1.11 Access to Transportation:** Encourage housing that provides easy access to public transit and other efficient modes of transportation.

**H 2.4 Linking Housing With Other Uses:** Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

**ED 1.4 Public-Private Partnerships:** Continue to encourage public-private partnerships that advance economic development opportunities.

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

**ED 6.1 Infrastructure Projects:** Promote infrastructure projects that enhance the city's quality of life and business climate.

**ED 6.2 Public Investment in Designated Areas:** Use capital facility funds to promote economic vitality in those areas designated for economic development or mixed-use.

**ED 8.3 Recreation and Tourism Promotion:** Promote the region's outdoor amenities, recreational opportunities and tourism.

**DP 1.1 Landmark Structures, Buildings, and Sites:** Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

**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 1.3 Significant Views and Vistas:** Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.

**DP 1.4 Gateway Identification:** Establish and maintain gateways to Spokane and individual neighborhoods consisting of physical elements and landscaping that create a sense of place, identity, and belonging.

**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 2.14 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 2.16 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 3.4 Reflect Spokane's Diversity:** Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

**DP 3.5 Landmarks Commission:** Maintain and utilize the expertise of the Landmarks Commission in decision making by the City Council, City Plan Commission, City Parks Board, and other city agencies in matters of historic preservation.

**DP 3.7 Protection of Archaeological and Historic Sites:** Ensure that archaeological and historic sites are identified and protected.

**DP 3.11 Rehabilitation of Historic Properties:** Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

**DP 3.12 Reuse of Historic Materials and Features:** Encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished.

**DP 4.1 Downtown Residents and Workers:** Encourage investments and create opportunities that increase the number of residents and workers in downtown Spokane.

**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.

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

**NE 1.6 Natural Water Drainage:** Identify and preserve areas that have traditionally provided natural water drainage.

**NE 2.2 Landscaping Requirements:** Use incentives in landscape requirements that encourage application of drought tolerant native trees and plants.

**NE 4.3 Impervious Surface Reduction:** Continue efforts to reduce the rate of impervious surface expansion in the community.

**NE 5.5 Vegetation:** Plant and preserve vegetation that benefits local air quality.

**NE 6.1 Native and Non-Native Adaptive Plants and Trees:** Encourage the use of and development of standards for using native and nonnative adaptive plants and trees in landscape designs for public and private projects.

**NE 6.3 Habitat Network:** Identify, preserve or purchase, and maintain existing and potential links between wildlife habitat areas in order to form a network of wildlife habitats.

**NE 6.4 Fish and Wildlife Protection:** Continue to identify and protect those fish and wildlife and their habitats which are identified as a priority by citizens and scientific experts.

**NE 7.1 Land Form Identification:** Define, identify, and map natural land forms that typify our region and warrant protection.

**NE 7.3 Rock Formation Protection:** Identify and protect basalt rock formations that give understanding to the area's geological history, add visual interest to the landscape, and contribute to a system of connected conservation lands.

**NE 7.5 Slope Protection:** Integrate the protection of slopes with wildlife corridor and natural area designations and acquisitions.

**NE 9.1 Environment and the Economy:** Identify, preserve, and enhance the natural environment elements that define Spokane's quality of life and help sustain the economy.

**NE 11.4 Natural Area Paths:** Develop soft, permeable, low impact paths in natural areas.

**NE 11.5 Spokane River Gorge:** Pursue the Spokane River Gorge as a natural area and maintain this place as one of our region's greatest resources.



**NE 12.1 Street Trees:** Plant trees along all streets.

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

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

**NE 14.2 New Plaza Design:** Develop plazas with native natural elements and formations, such as basalt, Missoula flood stones, stream patterns, river character, native trees, and plants that attract native birds.

**NE 15.1 Protection of Natural Aesthetics:** Protect and enhance nature views, natural aesthetics, sacred areas, and historic sites within the growing urban setting.

**NE 15.2 Natural Aesthetic Links:** Link local nature views, natural aesthetics, sacred areas, and historic sites with the trail and path system of the city.

**NE 15.5 Nature Themes:** Identify and use nature themes in large scale public and private landscape projects that reflect the natural character of the Spokane region.

**NE 18.1 Innovative Development:** Encourage innovative residential development techniques that produce low energy consumption per housing unit.

**SH 3.1 Support for the Arts:** Encourage public and private participation in and support of arts and cultural events in recognition of their contribution to the physical, mental, social, and economic wellbeing of the community.

**SH 3.3 Public Art Incentives:** Provide incentives such as bonus densities or increases in floor-area ratio and lot coverage to encourage the use of public art in commercial, industrial, and mixed-use developments.

**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.

**SH 3.7 Support Local Artists:** Solicit local artists to design or produce functional and decorative elements for the public realm, whenever possible.

**SH 5.3 Space for Public Benefit Uses:** Provide regulatory and tax incentives and flexibility that encourage builders, developers, and businesses to make space available in their project for public benefit uses.

**SH 6.1 Crime Prevention Through Environmental Design Themes:** Include the themes commonly associated with Crime Prevention Through Environmental Design (CPTED) in the normal review process for development proposals.

**SH 6.2 Natural Access Control:** Use design elements to define space physically or symbolically to control access to property.

**SH 6.3 Natural Surveillance:** Design activities and spaces so that users of the space are visible rather than concealed.

**SH 6.4 Territorial Reinforcement:** Employ certain elements to convey a sense of arrival and ownership and guide the public through clearly delineated public, semi-public, and private spaces.

**N 1.1 Downtown Development:** Develop downtown Spokane as the primary economic and cultural center of the region and provide a variety of housing, recreation, and daily service opportunities that attract and retain neighborhood residents.

**N 2.1 Neighborhood Quality of Life:** Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

**N 2.4 Neighborhood Improvement:** Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

**N 2.5 Neighborhood Arts:** Devote space in all neighborhoods for public art, including sculptures, murals, special sites, and facilities.



**N 4.3 Traffic Patterns:** Alter traffic patterns and redesign neighborhood streets in order to reduce non-neighborhood traffic, discourage speeding, and improve neighborhood safety.

**N 4.6 Pedestrian and Bicycle Connections:** Establish a continuous pedestrian and bicycle network within and between all neighborhoods.

**N 4.7 Pedestrian Design:** Design neighborhoods for pedestrians.

**N 4.9 Pedestrian Safety:** Design neighborhoods for pedestrian safety.

**N 5.3 Linkages:** Link neighborhoods with an open space greenbelt system or pedestrian and bicycle paths.

**N 6.1 Environmental Planning:** Protect the natural and built environment within neighborhoods.

**N 6.3 Open Space and Nature Corridors:** Identify and protect nature and wildlife corridors within and between neighborhoods.

**PRS 1.1 Open Space System:** Provide an open space system within the urban growth boundary that connects with regional open space and maintains habitat for wildlife corridors.

**PRS 1.2 River Corridors:** Protect river and stream corridors as crucial natural resources that need to be preserved for the health, enjoyment and responsible use and access of the community, consistent with the Shoreline Master Program.

**PRS 1.4 Property Owners and Developers:** Work cooperatively with property owners and developers to preserve open space areas within or between developments, especially those that provide visual or physical linkages to the open space network.

**PRS 2.2 Access to Open Space and Park Amenities:** Provide for linkages and connectivity of open space and park amenities.

**PRS 3.2 Trail Corridor Development:** Include landscaping, revegetation, and reforestation in trail corridor development where appropriate and desirable to provide a pleasant trail experience, compatible with adjacent uses.

**SMP 1.4 Public Interest and Property Rights:** Protect the interests of the public in attaining the goals of the Shoreline Master Program, while acknowledging and respecting private property rights.

**SMP 2.1 Impacts to Shoreline:** Assure no net loss of shoreline ecological functions as a result of the improvement, development, expansion, location, design, or maintenance of any facility or utility.

**SMP 2.3 Underground Placement:** Require new utilities and facilities that must be located within the shoreline to be built underground if feasible, and utilize low impact, low profile design and construction methods to the maximum extent possible.

**SMP 2.6 Placement in Existing Rights-of-Way:** Require new utilities and facilities to be located in existing rights-of way whenever possible.

**SMP 2.7 Transportation and Parking Facilities:** Plan, locate, and design proposed transportation and parking facilities where routes will have the least possible adverse effect on unique or fragile shoreline features, will not result in a net loss of shoreline ecological functions, or adversely impact existing or planned water dependent uses.

**SMP 3.1 Shoreline Access:** Improve access to the shoreline by developing, where appropriate, pathways, trails and bikeways along and adjacent to the shoreline.

**SMP 3.6 Parking Facilities:** Allow parking facilities in shoreline areas only as necessary to support permitted shoreline uses, and not as a primary use.

**SMP 3.10 Signage Plan:** Develop a signage plan for thoroughfares in the vicinity of the river or creek that point out shoreline attractions and access points.

**SMP 4.1 Preservation of Natural Resources:** Preserve and properly utilize the natural resources of the shorelines, including scenic vistas, aesthetics, vegetation, and vital estuarine areas for fisheries and wildlife protection.

**SMP 5.4 Provisions for Shoreline Protection:** Require that new development provide adequate provisions for the protection of water quality, erosion control, landscaping, aesthetic characteristics, drainage systems, aquatic and wildlife habitat, views, archaeological sites, and normal public use of the water.



**SMP 5.8 Major Building Entrances:** Encourage the inclusion of a major building entrance from the waterfront in public and private projects, so as to attract the public to the river and emphasize the building's river orientation.

**SMP 7.3 Sites and Structures:** Identify, preserve, and manage shoreline sites and structures having historical, cultural, scientific or educational value, and endeavor to avoid, minimize, or mitigate any adverse impacts to these resources.

**SMP 7.4 Development Impacts:** Discourage public or private development and redevelopment activities from adversely impacting, destroying or destructively altering any site, area, or building having historical, cultural, scientific or educational value as identified on the local or national historic register.

**SMP 7.5 Interpretive Signage:** Encourage installation of new markers and/or interpretive signage reflecting the history and culture of the shorelines, as well as continued maintenance of existing historical and cultural markers throughout the shoreline area.

**SMP 7.12 Open Space:** Incorporate provisions for historic, cultural, scientific and educational site preservation, restoration and education with open space or recreation areas in site development plans whenever compatible and possible.

**SMP 7.13 Adjacent Properties:** Encourage proposed developments that are adjacent to an identified historic, cultural, scientific or educational site to be compatible with continued protection of the site.

**SMP 8.1 Access Improvements:** Improve access to publicly owned areas of the shorelines.

**SMP 8.3 Access in the Central Business District:** Enhance public access to the river in the Central Business District shoreline area in the form of plazas, vistas, pedestrian ways, and promenades, or other means.

**SMP 8.4 Access Frontage:** Require public access frontage as part of each development project, unless such access is infeasible or unreasonable based on the intensity of the use.

**SMP 8.7 Shoreline Views:** Minimize impacts to shoreline views through development regulations.

**SMP 10.2 Native Plant Restoration:** Maintain and restore native plant communities within the Shoreline Jurisdiction.

**SMP 10.3 Landscaping with Native Plants:** Encourage the use of native plant communities for landscaping within the Shoreline Jurisdiction.

**SMP 11.19 Design and Location of New Development:** Require both new development and newly created parcels, particularly those located on steep slopes and bluffs, to be designed and located to prevent the need for future shoreline stabilization measures during the life of the project, based upon an engineering/geotechnical analysis and other studies as necessary.

**SMP 11.33 Economic, Social, and Physical Needs:** Ensure that shoreline uses satisfy the economic, social, and physical needs of the city.

**SMP 11.35 Visual and Physical Access in Development:** Ensure that shoreline development includes, when feasible, visual and physical public access to the shorelines, while avoiding, minimizing, or mitigating negative impacts to the shoreline.

**SMP 11.37 Open Space and Wildlife Habitat Preservation:** Encourage new development to contribute to the creation or preservation of open space and/or fish and wildlife habitat along the shorelines of the Spokane River and Latah Creek through the use of tools such as conservation easements, conservation easements, transferable development rights, and planned unit developments.

## **City of Spokane Downtown Plan**

[Downtown Plan link](#)

**STRATEGY CW1:** Energize streets and Alleys Downtown as active pedestrian- and bike-friendly connections

**Action CW1.1:** Transform low traffic streets that are oversized for projected traffic by converting vehicle travel lanes to other uses in target locations such as high-quality bike facilities, expanded public spaces, and on-street parking.

**Action CW1.3:** Make sidewalks active and vibrant places through continued efforts to streamline design requirements and developing new pilot projects in partnership with local businesses downtown.



**Action CW1.6:** Build a more complete tree canopy along Downtown corridors and continue work to bury utilities.

**Action CW1.9:** Integrate bike parking into Downtown streets and parking facilities.

**Action CW1.10:** Improve the street lighting system Downtown, filling gaps and replacing aging fixtures with pedestrian-scale and roadway lighting that create a safer nighttime environment Downtown.

**Strategy CW2:** Capitalize on the City Line and support the transit network with coordinated investments that improve access to transit

**Action CW3.2:** Prohibit new surface parking lots in the Downtown Core, East End and West End.

**Action CW3.3:** Discourage surface parking lots along the frontage of Type III and Type IV Complete Streets between the building and street throughout the Downtown.

**Strategy CW4:** Implement a wayfinding program in Downtown

**Action CW4.1:** Develop a wayfinding plan for Downtown with priority locations and signage elements that ties into the County's Wayfinding Project and elements of the cultural trail.

**Strategy ACH1:** Highlight Downtown's history to build awareness of local culture and support the arts

**Action ACH1.1:** Tell stories about Spokane's local history and architecture using creative methods.

**Strategy ACH2:** Bring arts and culture into the public realm Downtown and develop an Arts Plan to support arts and cultural uses with a focus on Downtown

**Action ACH2.1:** Improve and activate the streetscape and public realm to support cultural venues.

**Action ACH2.2:** Work with artists and local property owners to create and maintain temporary art installation and facilitate activation of cultural spaces to energize Downtown and support artists.

**Action ACH2.3:** Explore incentives for preserving cultural space and creating new space for arts and cultural uses Downtown.

**Action ACH2.5:** Identify and reduce barriers for cultural events Downtown.

**Strategy LWP1:** Encourage residential and mixed-use development with a variety in housing types and sizes that are affordable to a range of income levels

**Action LWP1.4:** Explore ideas to strengthen incentives for workforce multi-family development and rehabilitation of historic structures Downtown.

**Strategy LWP2:** Enhance residential amenities like public spaces, services, and cultural uses Downtown

**Action LWP3.1:** Maintain and apply zoning designations based on criteria that address the surrounding context and desired land uses with a focus on street level uses.

**Action LWP3.2:** Ensure signage standards are consistent with land use context and corridor character.

**Action LWP3.3:** Ensure redevelopment projects contribute to streetscapes and good urban design.

**Strategy LWP5:** Support environmentally sustainable growth Downtown and responsible stewardship of the Spokane River and Falls

**Action LWP5.1:** Integrate Green Stormwater Infrastructure (GSI) into public street and building projects and encourage green stormwater strategies to retain and treat runoff on-site as part of private development.

**Action LWP5.2:** Promote energy efficiency in new construction and rehabilitation of historic buildings.

**Action LWP5.3:** Mitigate the urban heat island effect Downtown in order to reduce vulnerability to extreme heat events.

**Strategy PS1:** Program and activate public spaces Downtown

**Action PS1.1:** Strategically program and activate public spaces Downtown.

**Action PS1.2:** Create new active uses on streets and in storefronts.

**Strategy PS2:** Protect, expand, and improve public space in strategic locations



**Action PS2.1:** Create protections to retain public spaces, ensure existing and new public spaces are well used and maintained, and develop a specific set of criteria to evaluate alley vacation or acquisition based on public benefit and access.

**Action PS2.7:** Design public spaces for accessibility that meets or exceeds ADA requirements.

**Action PS2.8:** Consider Crime Prevention Through Environmental Design (CPTED) in future public and private development Downtown and implement CPTED principles as a partnership between the City and DSP.

## **Downtown Design Guidelines**

[Guidelines PDF Link Here](#)

### **A: Site Planning and Massing**

A1 Respond to the Physical Environment

A.1.a –f Arranging the building Mass in response to:

- Street grids irregularities
- Dramatic topography with contrasting edge conditions
- Views of geography and natural resources
- Visibility from gateways

A-2 Enhance the skyline

### **B: Architectural Expression**

B1 Respond to the Neighborhood context

- Natural features and Iconic landscapes
- Neighborhood buildings
- Elements of the pedestrian network

B-2 Create Transitions in Bulk and Scale

- Adjacency to neighborhood buildings
- Distinct building base

B-3 Reinforce the Urban Form and Architectural Attributes of the

immediate area

- Massing and setbacks
- Scale and proportion
- Exterior finish and detailing
- Adding plazas and parks
- Street furniture

B-4 Design a well-proportioned and Unified Building

- Forms express the uses and create distinct building volumes
- Canopies
- Plazas and courtyards

B-5 Explore Opportunities for building Green

- Use durable, sustainable materials
- Explore efficient HVAC systems
- Covered parking areas
- Sensitive plantings

### **C: The Pedestrian Environment**

C-1 Promote Pedestrian Interaction

- Uses accessible to general public
- Uses spill out onto sidewalk

C-2 Design Facades at many scales

- Materials, window patterns, rooflines

C-3 Provide Active facades

- Windows where possible
- Landscaping to soften blank walls
- Textures and detailing
- Seating

C-4 Reinforce entries

- Tall lobbies
- Distinctive canopy
- Recessed entry

C-5 Overhead weather protection

- Transparent preferred

C-7 Install Pedestrian Friendly materials at Street Level

- Outdoor balconies
- Brick, stone, etc.
- Landscaping
- Lighting

### **D: Public Amenities**

D1. Provide inviting and Usable Open Space

- Pedestrian oriented
- Landscaping
- Lighting
- Visual and barrier free access

D2 Enhance the Building with Landscaping

D3 Respect historic features

D4 Provide elements that define the place

D5 Provide appropriate signage

D6 Provide attractive and appropriate lighting

D7 Design for Personal Safety and security

D8 Create Green Streets

### **E: Vehicular Access and Parking**

E-1 Minimize Curb cut impacts

- Share with adjoining owner
- Enhance garage openings
- Minimize width of curb cuts



- Maintain appearance of sidewalk
- E-2 Integrate Parking Facilities
- Visually integrate into building above

- E-3 Minimize presence of Service areas
- E-4 Design green Parking

### City of Spokane Staff Comments

Urban Forestry staff provided general comments for the site's existing conditions and street tree needs.

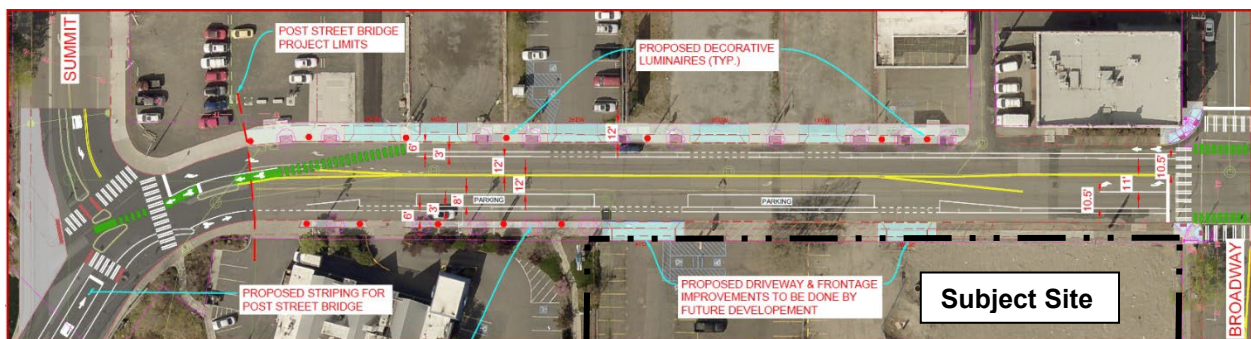
1. Street trees are required along the frontages of Lincoln Street and Broadway Avenue. For continuous planting strips that are five to eight feet wide, please choose a Class II tree species from the Approved Street Tree list and space 30-35' OC. For continuous planting areas that are wider than eight feet, a Class III species is required at a spacing of 40-45' OC. Each tree must have a tree well at the base that is free of turf and other vegetation.
2. For street trees in individual vaults/pits a Class II species is appropriate. Each vault must have the capacity to hold a minimum of 100 cubic feet of uncompacted soils.
3. There is an existing street tree near the corner of Lincoln and Broadway. Please show this tree on your civil plans and designate as 'protect in place' or 'remove'.
4. If retaining this tree, it must be protected per the City of Spokane Tree Protection Specifications and Detail. These documents must also be on the civil plans (to be sent with DRB staff report).
5. City licensed certified arborist with a valid tree permit is required to perform work on all street trees, including removals.

Staff comment (urban design)

1. Sidewalks along Lincoln Street and Broadway are required to be 12' in width, with a clear walking path width of at least 7' (in addition to a pedestrian buffer zone and planting zone for street trees), see SMC 17C.
2. Continuous planting strips (as proposed by the Applicant) are discouraged in the Downtown Zone, individual planting areas (tree vaults or tree wells) are the standard for the Downtown, see SMC 17C.200.050.C (Table 17C.200.050-1). Suggest following the street tree planting pattern used along the Wonder Building site along Broadway, Lincoln, and Mallon.

Integrated Capital Management and Bicycle Pedestrian Coordination staff provide the following for consideration.

1. The Lincoln Street vehicle realm is scheduled for reconstruction in 2025, funding in part by a state-level grant.
2. The reconstruction of Lincoln Street will conform to the image below:



Note: The east side of Lincoln Street (fronting the subject site) will be reconstructed with a protected bike lane, buffered from vehicular traffic by on-street parallel parking.

### 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



Downtown Plan  
Downtown Design Guidelines





# The Falls Tower

600 N LINCOLN ST, SPOKANE, WA  
**DRB APPLICATION # TBD**  
**DESIGN REVIEW**

**PROGRAM REVIEW /**  
**COLLABORATIVE WORKSHOP**  
10/4/2023

W  
COLLINS  
C  
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LLINS  
E  
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M  
A  
N

**LBSTONE**  
PROPERTIES GROUP



DESIGN PROPOSAL

Project Information

ADDRESS	600 N Lincoln St Spokane, WA 99201
PARCELS	35183.0034
DRB APPLICATION #	TBD
OWNER/AGENT	<b>LB Stone Properties Group</b> PO Box 3949 Spokane, WA 99220  Wes Southwick Senior Project Manager Office 509-343-9061
ARCHITECT	<b>CollinsWoerman</b> 710 2nd Ave Seattle, WA 94107-1710  502 West Riverside Avenue, Suite 200 Spokane, WA 99201  John Eckert 509-824-1402 jeckert@collinswoerman.com
ZONING	DTG
LAND USE	Downtown
OVERLAY ZONE	North River Overlay
ENVIRONMENT OVERLAY	Shoreline/ Fish & Wildlife/ FloodPlain/ Steep Slope

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# Design Proposal

## Statement of Development Objectives

The Falls Tower is a condominium located adjacent to the Falls in Downtown Spokane. The development includes an 11-story residential building consisting of a ten-story tower and one-story podium over below grade parking. The current proposal includes 38 for sale condominiums, with associated amenity space and parking for 76 cars.

## Design Goals

The goal for the project is to create a condominium development that takes advantage of the unique setting to become a catalyst for reimagining the North Bank into a true extension of downtown. The project will provide the residents the opportunity to experience the Falls by providing views and pedestrian connections to the falls, Riverfront Park, and the surrounding neighborhoods.

The project will acknowledge Spokane’s history and the power of the site while providing a clear pathway to the future.

## City Comprehensive Plan, Downtown Design Guidelines and Shorelines Design Guidelines

Design of The Falls Tower development will embrace the guidelines contained within three primary City of Spokane documents:

- Comprehensive Plan
- Downtown Design Guidelines
- Design Standards and Guidelines Specific to Shoreline Districts

## Comprehensive Plan

The Growth management Act encourages urban growth to reduce sprawl while maintaining access to open space and connection to natural features. It encourages residential and mixed-use projects that create a viable and strong downtown where social interaction is enhanced, access to transit and services is enabled and the unique character of Spokane is celebrated.

The Falls Tower will be a vibrant project that will transform a long-underutilized site into a great place for residents to live, play and view the River, the Falls, and the city.

The building placement and forms will reflect both the built environment with its urban grid, as well as the natural splendor of the river edge.

Some of the comprehensive Plan policies that The Falls Tower will support include locating residential uses in the downtown core, enhancing downtown as a desirable place to live, locating parking below grade, and encouraging features that enhance and maintain the natural environment.

*(See summary of relevant Comprehensive policies at end of narrative)*





DESIGN GUIDELINES

Downtown

Downtown Design Guidelines

The Downtown Design Guidelines and the Design Review process are intended to enhance how the public will perceive and use the public realm by implementing Spokane’s Downtown Plan, protecting public and private investment, encouraging thoughtful design, while providing flexibility in application of development standards.

The Guidelines cover site planning and massing, architectural expression, pedestrian environment, amenities and vehicular access and parking.

Site Planning and Massing

The project responds to the Physical Environment by embracing the irregular configuration of the site, which is bordered on the north and west by streets of different characters, on the south by a well-established river front restaurant, on the east by the river and finally by an extension of Riverfront Park at the northeast corner. The proximity to the falls is what makes this site so unique, creating challenges and opportunities.

This project is located on the southern portion of the site, between North Lincoln Street and the Spokane River shoreline. This location allows for future development on the northern portion of the site, which may include a restaurant overlooking the falls in the northeast corner adjacent to West Broadway Avenue. An internal roadway parallel to Broadway will provide convenient drop- off for the condominiums, and for future development. At the south end of the project, another roadway will provide access to below grade parking, taking advantage of the lower elevation at that portion of the site.

The building is oriented parallel to Lincoln and consists of a parking base that is partially below grade, a one-story podium above that, and a ten-story tower on top of the podium. The top floor of the tower has a smaller footprint than the floors below and is capped by an overhanging roof. This configuration results in a project with a well-defined “base, middle and top”, to create a logical, well-proportioned composition.

At Lincoln Street, the parking level projects partially above grade, and is set back from the sidewalk to leave room for biofiltration features. The first floor above sets back further to allow for decks at both the amenity spaces and residential units facing Lincoln. The tower sets back again from Lincoln as well as the south and west facades of the podium. At the north facade, the tower columns project beyond the face of the 1st floor façade to provide cover for the residential unit at the northeast corner, and to ground the tower element.

Architectural Expression

Although exact material selection and window placement has not been fully developed, the building will include extensive use of masonry at the base, providing a grounded expression and connection to the brick buildings in the immediate vicinity. The tower will utilize glass to maximize views and to provide a dramatic backdrop to the Falls both day and night. The tower will also include a punched opening expression, with glass and solid material (to be selected).

The Tower floor plate contains multiple steps in plan at each level, creating an articulated expression that will include ample decks at every level. First floor residential units will provide a human scale to the building base.

Pedestrian Environment

The project will include an internal east-west roadway and circular turn-around with sidewalks on each side. Along Lincoln, landscaping and water quality features will buffer the portion of the parking garage that extends above grade. The residential units above will be set back to maintain privacy, but the decks for these units will overlook the sidewalk. At the north end of the project, the decks at the amenity spaces will eventually meet the sidewalk grade.

Amenities

The project will provide ample amenities in addition to publicly accessible open space. The landscaping, lighting, signage, and special place making elements will all combine to create a safe and attractive place for people to use. A future restaurant is planned for the northeast corner of the site, which will activate the entire project and provide views of the river and beyond.



Vehicular Access and Parking

Nearly all the parking for the project will be located in below grade/partially below grade structures, allowing for utilization of the ground plane for pedestrian use as well as access for drop off for the condominiums. A small amount of surface parking is included on the north side of the central access and future surface parking will be included adjacent to the restaurant.

Access to the below grade garage will be from Lincoln Street, at the southern portion of the site, which allows for direct entry and exit to the garage without crossing with pedestrian foot traffic. This curb cut will also serve the loading and trash functions.

All curb cuts will be as narrow as feasible, with the sidewalk paving continuously across the driveways.

*(See summary of relevant Downtown Design Guidelines at end of narrative)*



# Design Standards & Guidelines Specific to Shoreline Districts

## Section 17E.060.820 Standards and Guidelines Specific to the Downtown District

**The project will also address pertinent design guidelines contained in the Shorelines Regulations.** The project falls within the Shorelines Jurisdiction (200' from Ordinary High-Water Mark) and is designated Urban Intensive. The Shorelines regulations describe the Urban Intensive designation to be.

*“Where people and views of the falls create much of the interest in being there. New development along the riverfront that will facilitate desired activities is encouraged. These include shopping, dining, walking, biking, jogging, people watching, viewing the falls, and learning the stories of the river through interpretive displays.”*

## Human Activity

**The mix of uses**, including residential and future restaurant will activate this long underutilized site and connect both residents, patrons of the restaurant to the shoreline above the Spokane River and to Riverfront Park.

**The pedestrian pathways** and buildings will include such amenities as outdoor seating, outdoor dining, benches, outdoor balconies, and viewpoints.

## Site Design

**Landscaping and hardscaping** will enhance the natural character of the river and falls including its geologic features and native vegetation. Parking and service areas will be located so they are screened from views along the shoreline, from opposite shorelines, and from bridges. The paving and landscaping will help to reduce storm water runoff and improve water quality.

**The Planting Palette** will protect, enhance, and restore native vegetation along the shorelines, while recognizing the more urban nature of vegetation in the downtown area.

## Building Design

The building will be designed carefully to ensure that it is complementary to the natural splendor of the river and falls, including its geologic features and native vegetation, so that the river continues to be the emphasis.

**Building Orientation** and placement aims to enhance views to the river, with the tower set back from Lincoln and placed closer to the Gorge, respecting the required setbacks from the river at both the podium and the tower.

**Ground Floor Animation.** Along Lincoln, landscape features will soften the parking garage façade. At the internal roadway, the condominium amenity spaces and entry will incorporate glazing, while the residential unit façade will be screened by a combination of brick planters and vegetation.

**Lighting** will be carefully designed to reduce glare and spillover from lighting associated with parking lots or buildings. All landscape lighting shall be directed downwards.





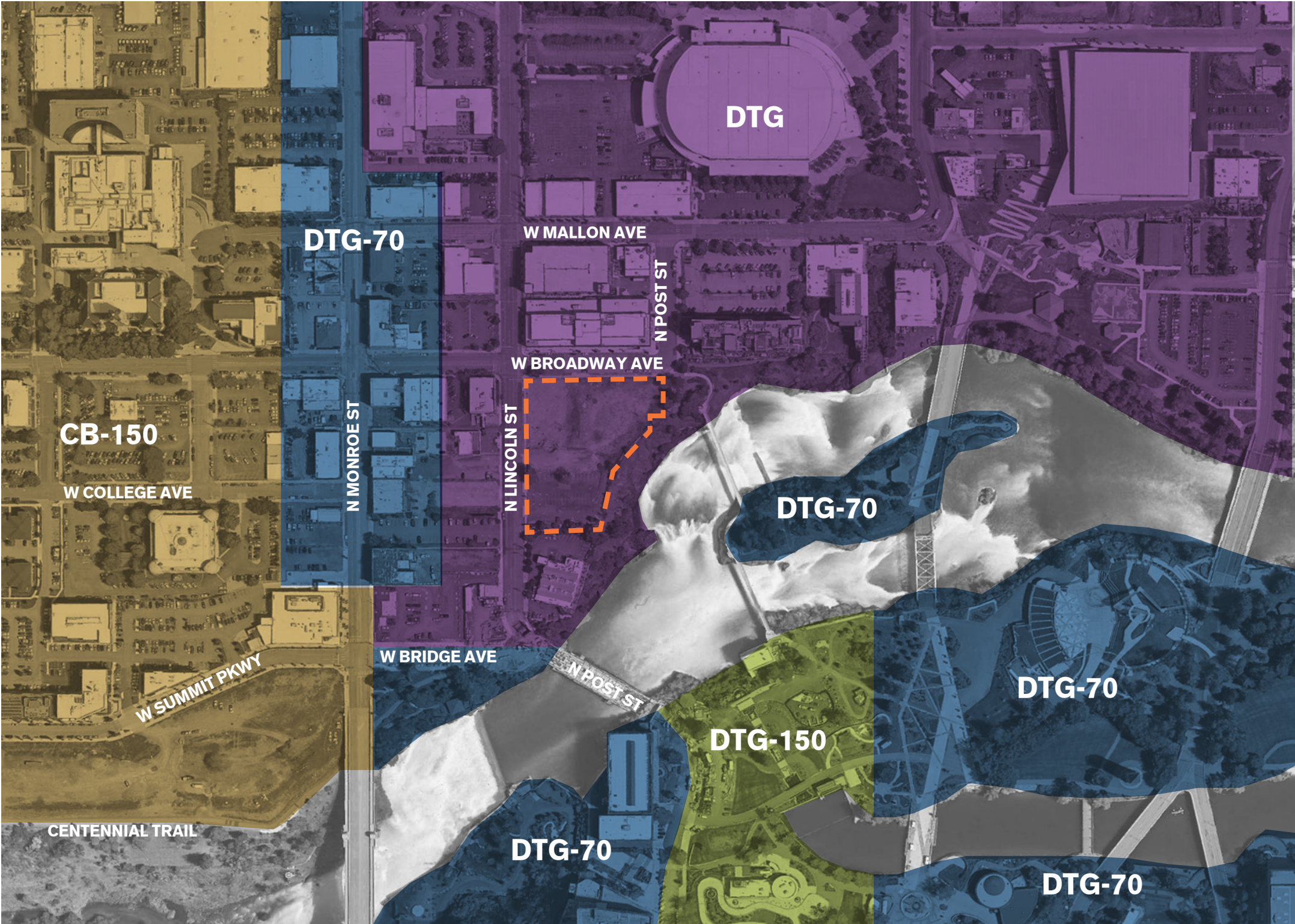
CONTEXT ANALYSIS

Zoning + Overlay Designations

Map Key

- DTG**  
Downtown General
- DTG-70**  
Downtown General 70
- DTG-150**  
Downtown General 150
- CB-150**  
Community Business 150
- PROPOSED SITE**

Zoning + Overlay Designations



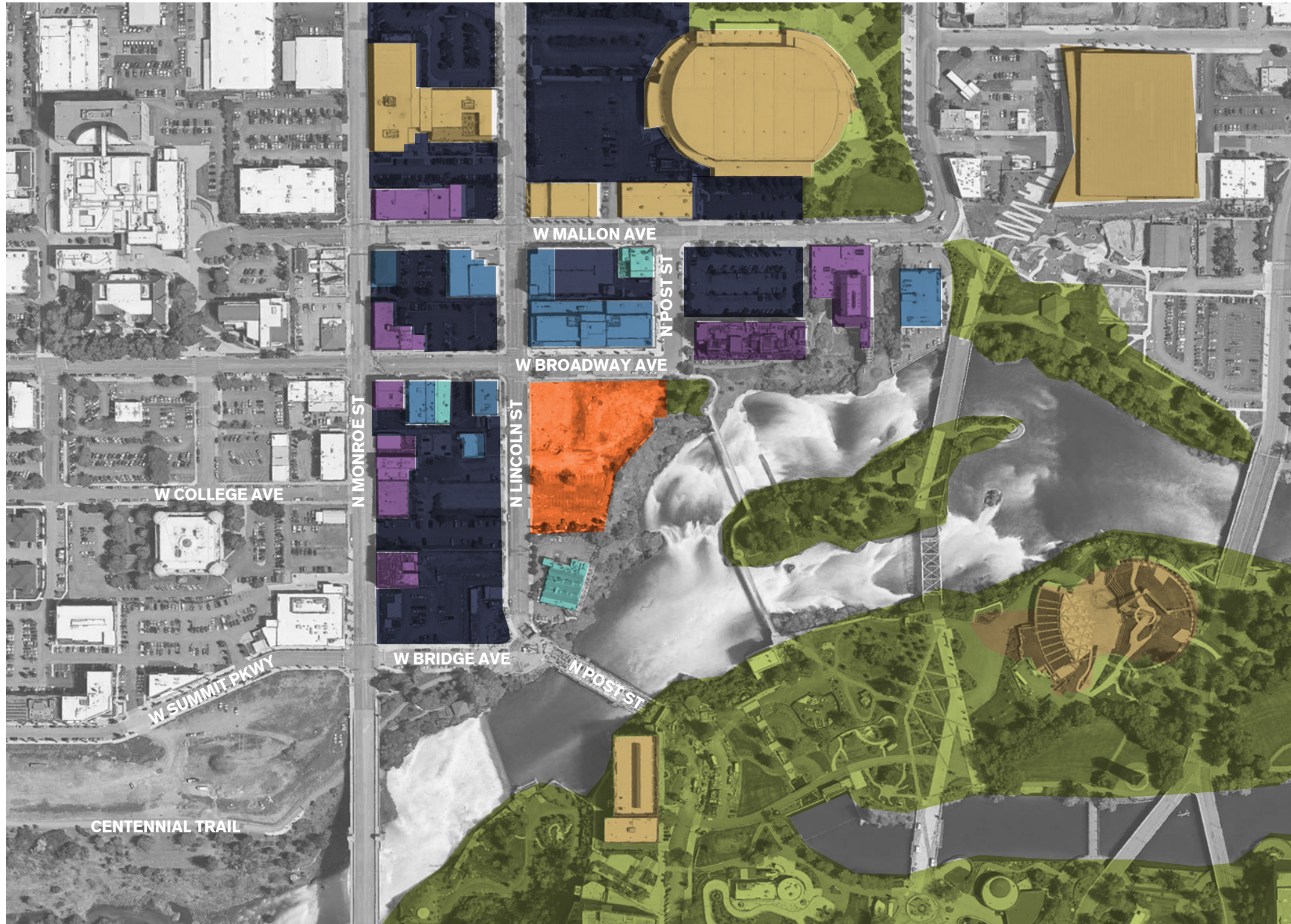


# CONTEXT ANALYSIS

Surrounding Uses

## Surrounding Uses

## Map Key













- SURFACE + GARAGE PARKING
- RESIDENTIAL/MIXED USE/RETAIL
- OFFICE/COMMERCIAL
- HOTEL/HOSPITALITY/RESTAURANT
- PUBLIC PARK/OPEN SPACE
- CULTURAL/ARTS/ENTERTAINMENT
- PROPOSED SITE



## Traffic Flow + Siting Patterns

### Map Key

-  Principal Arterial
-  Minor Arterial
-  Collector Street
-  Major Pedestrian Circulation
-  Bus Stop
-  Dedicated Bicycle Lane
-  Shared Use Path
-  Signed Shared Roadway
-  Open Space
-  Proposed Site

## Adjacent Street Classifications

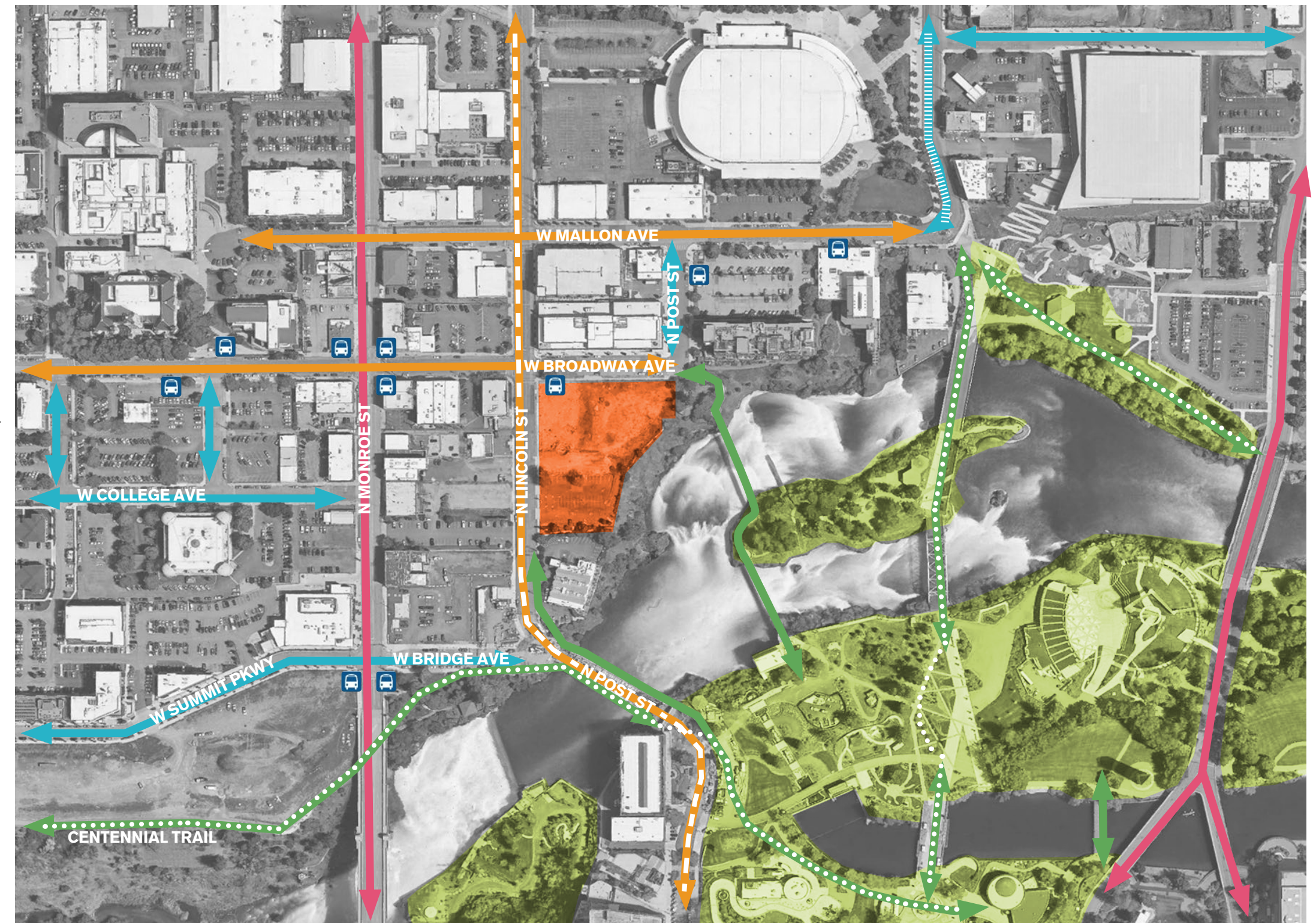
N Lincoln St

## Type II Complete Street

## Broadway

## Type IV Complete Street

## Traffic Flow + Siting Patterns





# CONTEXT ANALYSIS

Existing & Proposed Prominent Locations

## Important Locations



## Map Key - Existing Prominent Locations

- 01 Wonder Bread Building / 803 N Post St
- 02 Upper Falls Condominium / 703 N Post St
- 03 The Flour Mill / 621 W Mallon Ave
- 04 Anthony's Restaurant / 510 N Lincoln St/
- 05 Upper Falls Power Plant
- 06 Washington Water Power / 419 N Post St
- 07 Spokane County Courthouse / 1116 W Broadway
- 08 Spokane Arena / 720 W Mallon Ave
- 09 Spokane City Hall / 808 W Spokane Falls Blvd
- 10 Expo '74 Pavilion / 4 E 5th Ave, Spokane
- 11 The Podium
- 12 Riverfront Park - North Bank
- 13 Riverfront Park - Howard St Bridge
- 14 Riverfront Park - West Havermale
- 15 Riverfront Park - South Bank
- 16 Wonder Building Parking Garage

## Map Key - Future Prominent Locations

- 01 Bosch Lot CSO Tank
- 02 Kendall Yards



CONTEXT ANALYSIS

Existing Prominent Locations

01 Wonder Bread Building



02 Upper Falls Condominiums



03 The Flour Mill



04 Anthony's Restaurant



05 Upper Falls Power Plant



06 Washington Water Power



07 Spokane Superior Court



08 Spokane Arena



09 Spokane City Hall



10 Expo '74 Pavilion





## CONTEXT ANALYSIS

Proposed Prominent & Future Prominent Locations

11 The Podium



16 Wonder Building Parking Garage



15 Riverfront Park - South Bank



12 Riverfront Park - North Bank



13 Riverfront Park - Howard St Bridge



14 Riverfront Park - West Havermale



02 Kendall Yards





SITE CONDITIONS

Site Photography

01 View from Broadway & Lincoln Facing South East



02 View of Pedestrian Access



Location Map



03 View from Broadway & Lincoln Facing North East



04 View from Lincoln looking Northeast





# SITE CONDITIONS

Site Photography

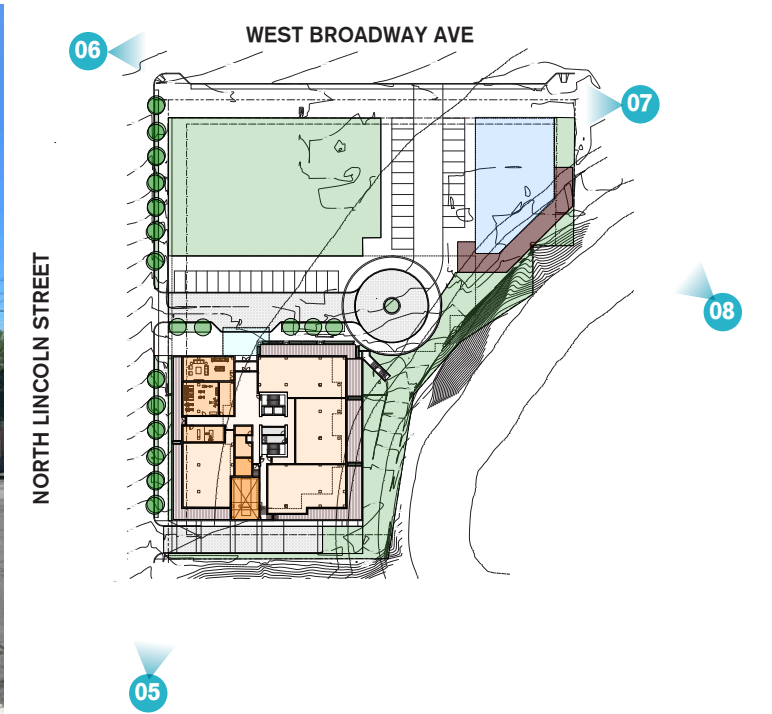
05 View from Anthony's Parking Lot Facing North



06 View from Broadway Facing West



Location Map



07 View from Broadway & Post Facing West



08 View from Upper Falls Power Plant





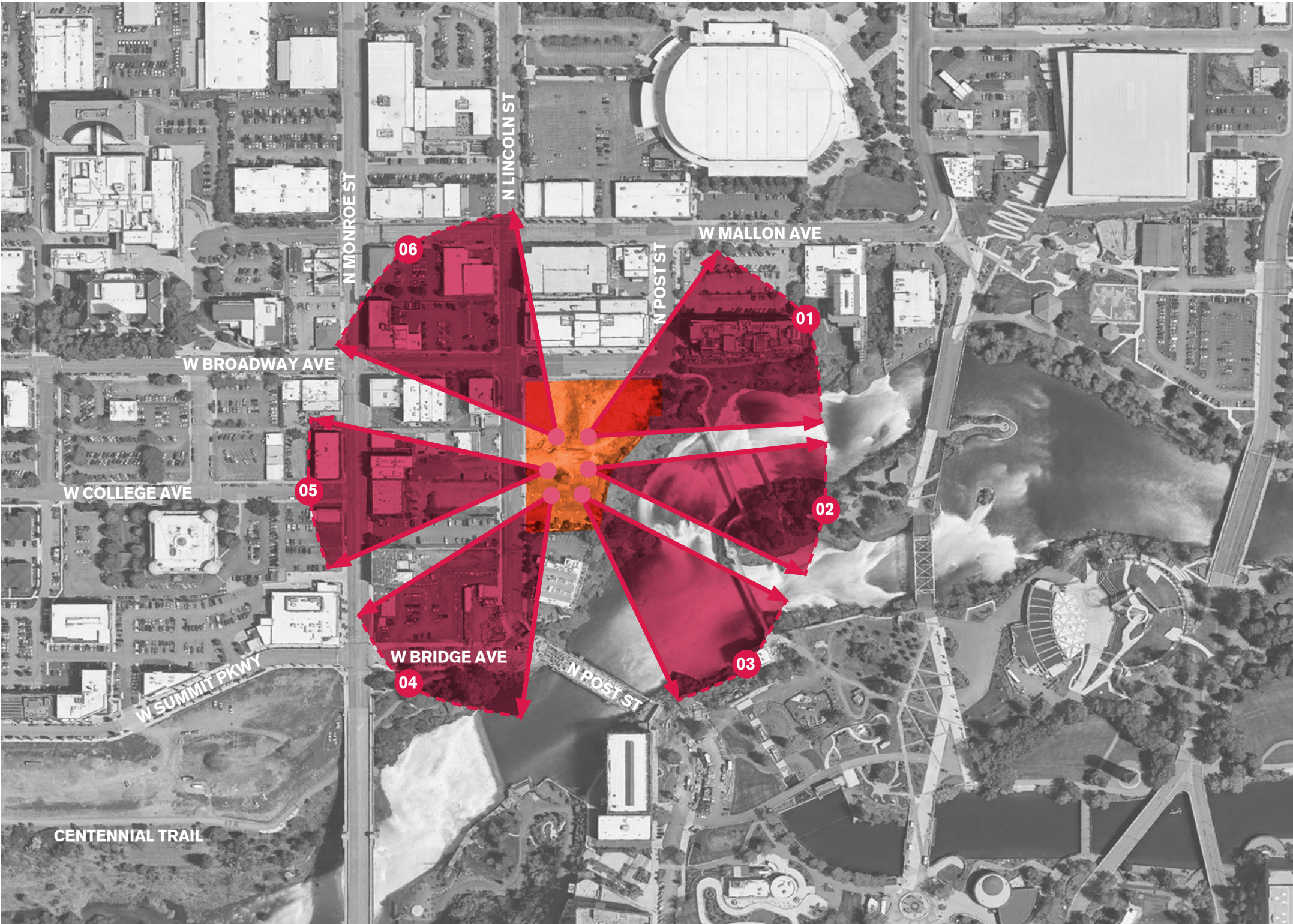
# SITE CONDITIONS

Potential Views

## View Anlaysis

- 01 Upper Falls + Mt Spokane
- 02 Canada Island + Howard St Bridge
- 03 Downtown + Riverfront Park
- 04 Lower Falls + Monroe St Bridge
- 05 Palisades Park + West Central Neighborhood
- 06 Emerson Garfield + Spokane Superior Courthouse

## Potential View Apertures





## SITE CONDITIONS

Views From The Site

**01** View of Upper Falls + Mt. Spokane



**02** View of Canada Island + Howard St. Bridge



**03** View of Downtown + Riverfront Park



**04** View of Lower Falls + Monroe St. Bridge



**05** View of Palisades Park + West Central



**06** View of Emerson Garfield + Superior Court-





**SITE CONDITIONS**  
Streetscape Photomontage - West Broad-

**West Broadway Streetscape - Facing North**



**West Broadway & Lincoln Streetscape**





## SITE CONDITIONS

Streetscape Photomontage - West Broad-

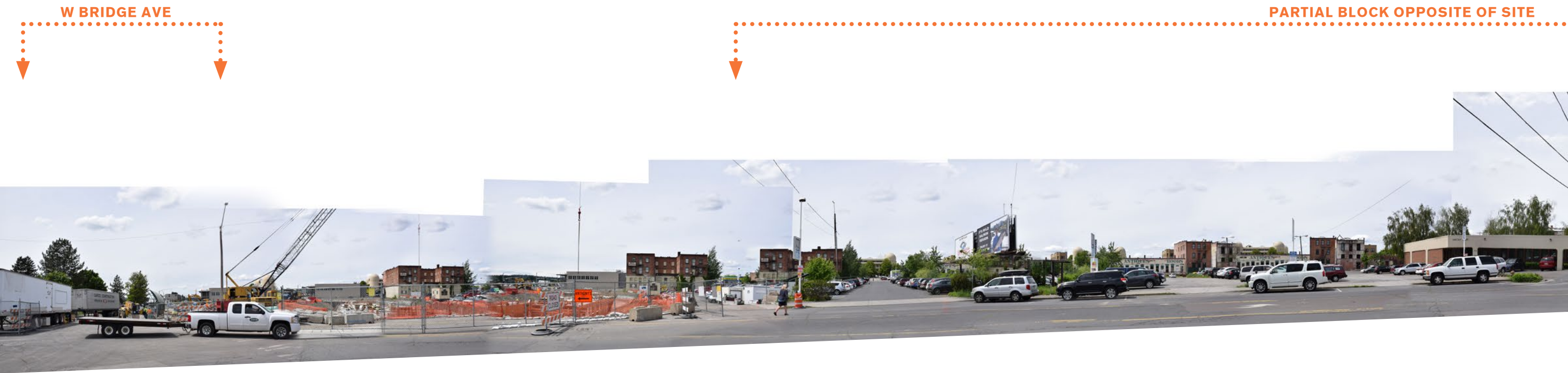
### West Broadway Streetscape





**SITE CONDITIONS**  
Streetscape Photomontage - N Lincoln St

**N Lincoln Streetscape - Facing West**





## SITE CONDITIONS

Streetscape Photomontage - N Lincoln St





SITE CONDITIONS

Site Survey

Keynotes

- 01 Undeveloped site (former buildings removed)
- 02 Curb line to be reconfigured
- 03 Metered Parallel street parking
- 04 Existing Surface Parking (to be removed)
- 05 River view access south of southern property line
- 06 Existing trees & vegetation (to be removed)
- 07 Existing rivers edge with dilapidated vegetation
- 08 Existing street tree(s) to be removed and replaced
- 09 Rock outcrop

Site Metrics

Site Area	98,173 SF
Max FAR	6.0 (Non-Residential)
Max Site Coverage	75% (80% East/West)
Max Height	150' from Average Grade
Min Parking Ratio	None



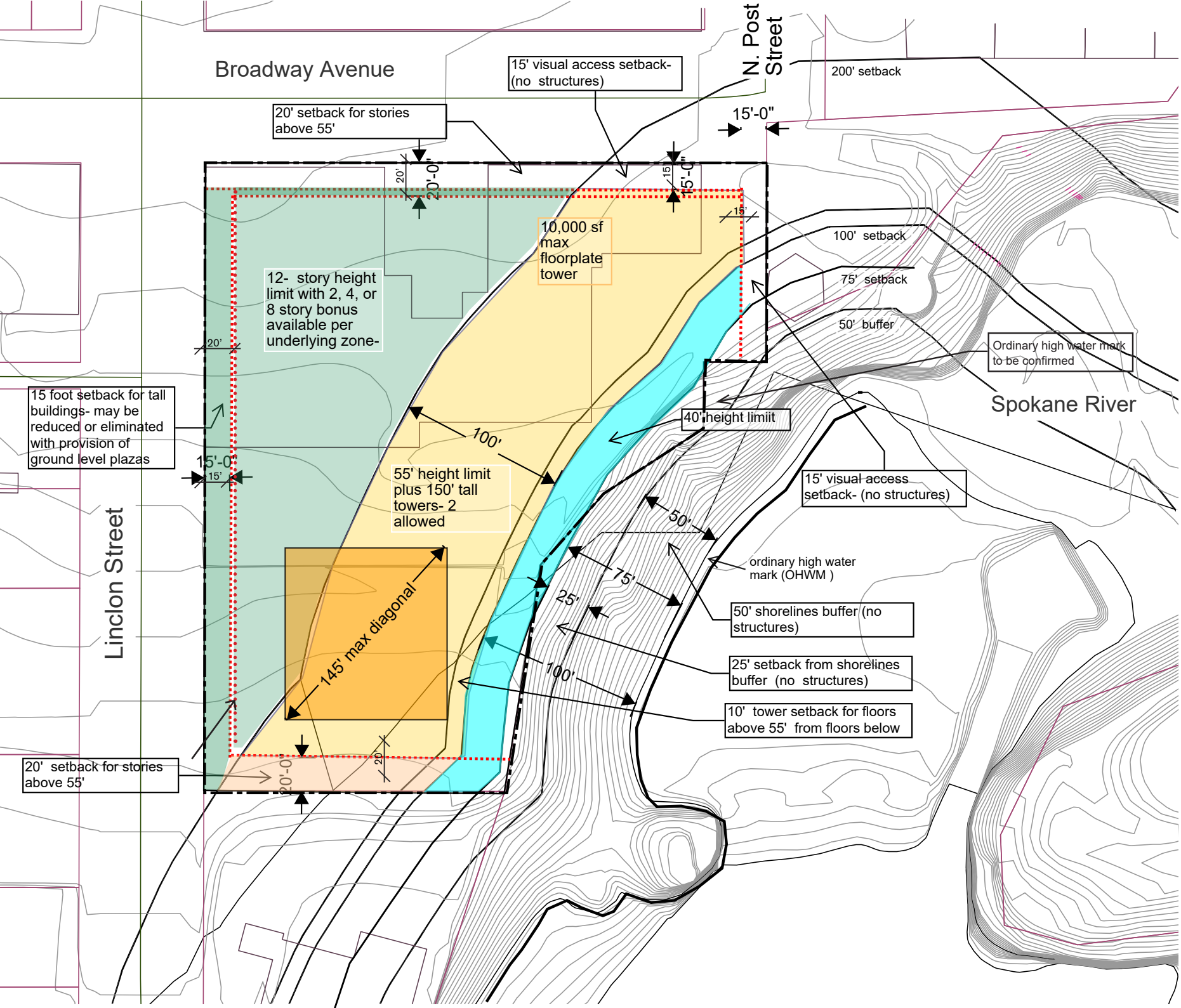
SITE SURVEY  
SCALE: 1" = 80'-0"

0' 40' 80' 160'





**ZONING SUMMARY**  
Zoning and Shoreline Building Envelope Study



- 40' height limit
  - 55' height limit
  - 150' height limit
  - 12-16 story height limit (12 story base height with 2, 4, and 8 story bonus possible)
- Maximum structure width parallel to river = 70%
  - 30' wide pedestrian level break in building every 300' parallel to river



# DESIGN EVOLUTION

## Current Scheme

The current design has developed through a careful analysis of site opportunities and constraints, building location, project size, site access, building configuration and accommodation for parking on the site.

### Site Topography & Geology

The site slopes over 20 feet from north to south with a steep bank at the shoreline to the east.

Below the site lies a stratum of Blue Basalt that ranges from just over 10 feet below existing grade at the northeast corner to over 80 feet below grade at the southernmost portion of the site. At the shallowest section (northeast corner), excavation below one story below grade becomes cost prohibitive, and at the southern end of the site, the depth of the Basalt layer expensive piling is required for taller buildings.

### Building Location

Several building locations were studied: northwest corner, northeast corner and the south portion of the site. The best views naturally are afforded by locations close to the Shoreline, although this limits height and bulk due to Shoreline regulations. The south portion of the site affords the very best views, and therefore was selected for the building location. In addition, this location provides more straight forward access to below-grade parking which can enter from the lowest portion of the site.

## Current Scheme

The current design utilizes a one-story garage that is totally below grade at the north and daylights at the south end. All cars are hidden, and this parking podium allows for decks at the residential units and amenity spaces directly above it.

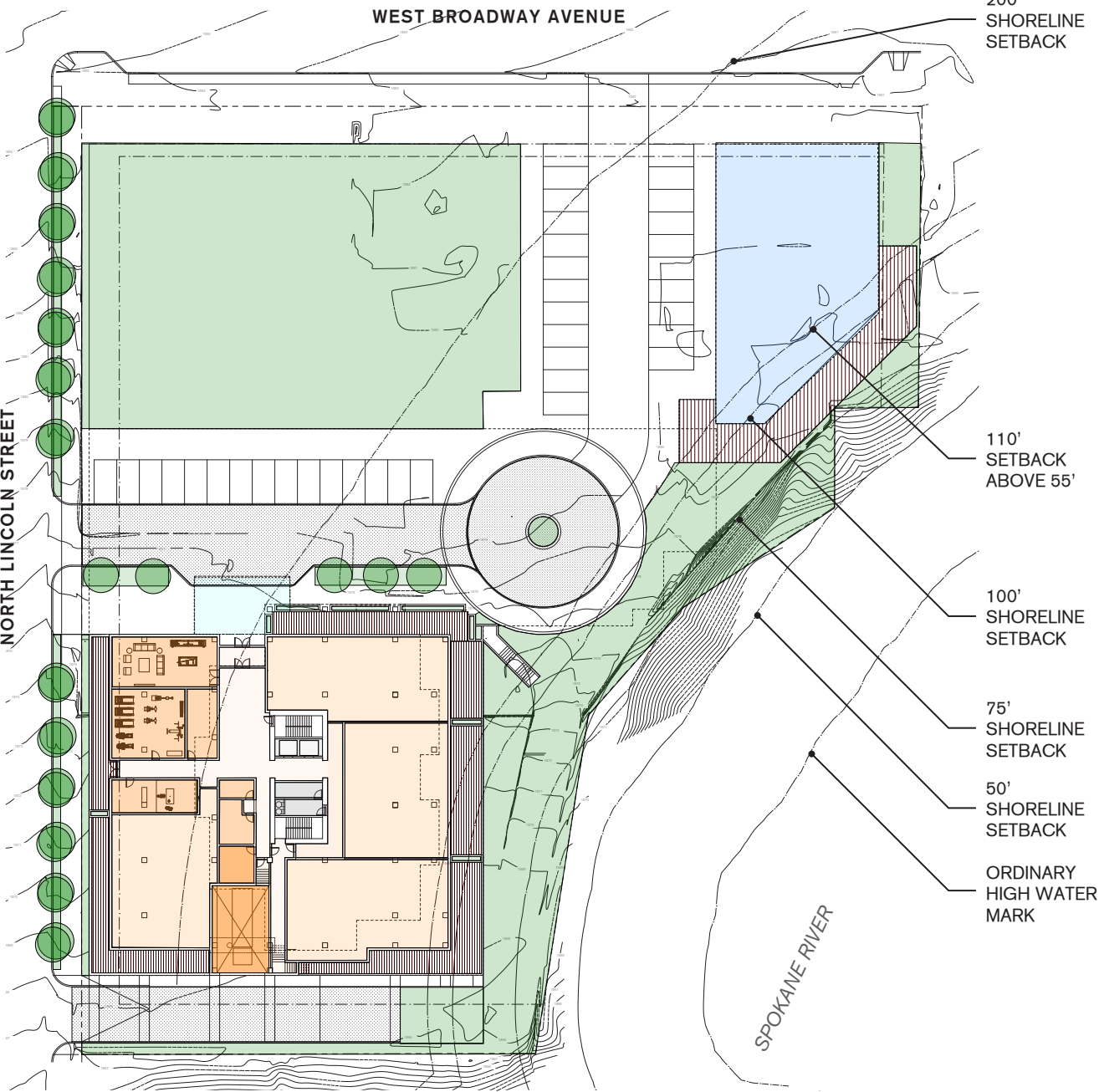
Level one contains the building lobby, amenity space, mechanical space and four residential flats. The 10 story tower above contains 6 levels with 4 units each, 3 levels with 3 units each, and a penthouse level that is set back from the floors below. Extensive decks provide outdoor living space and ample windows take advantage of the spectacular views.

The top floor unit will serve to cap the tower, with an expressive roof form providing weather protection and a skyline defining feature.

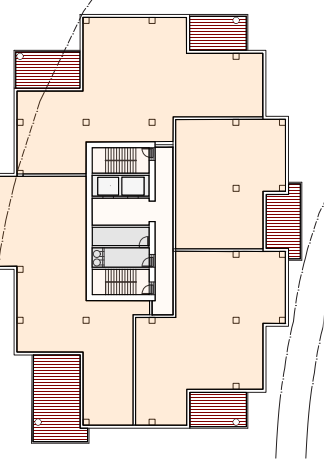
### Restaurant

A future stand-alone restaurant is planned for the northeast corner of the site, taking advantage of the views of the Falls and Park. The site plan indicates a possible configuration for the restaurant and parking/ access associated with it, but does not represent a final design proposal.

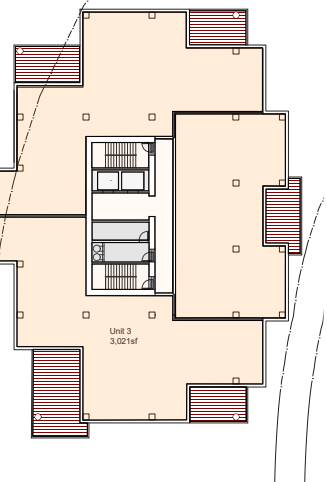
## Site Plan



## Levels 3-7



## Levels 8-10





Aerial View from Northeast



Aerial View from Southeast



Aerial View from Northwest



Aerial View from Southwest





CONCEPTS

3D Views

Ground Level View from Northeast



Ground Level View from Southwest



Ground Level View From Canada Island



Ground Level View From Lincoln & Broadway





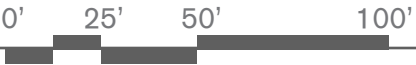
FLOOR PLANS  
Level P1

Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- POTENTIAL RESTAURANT
- UNIT DECKS
- INTERNAL ROADWAYS



LEVEL P1 FLOOR PLAN  
SCALE: 1" = 50'-0"

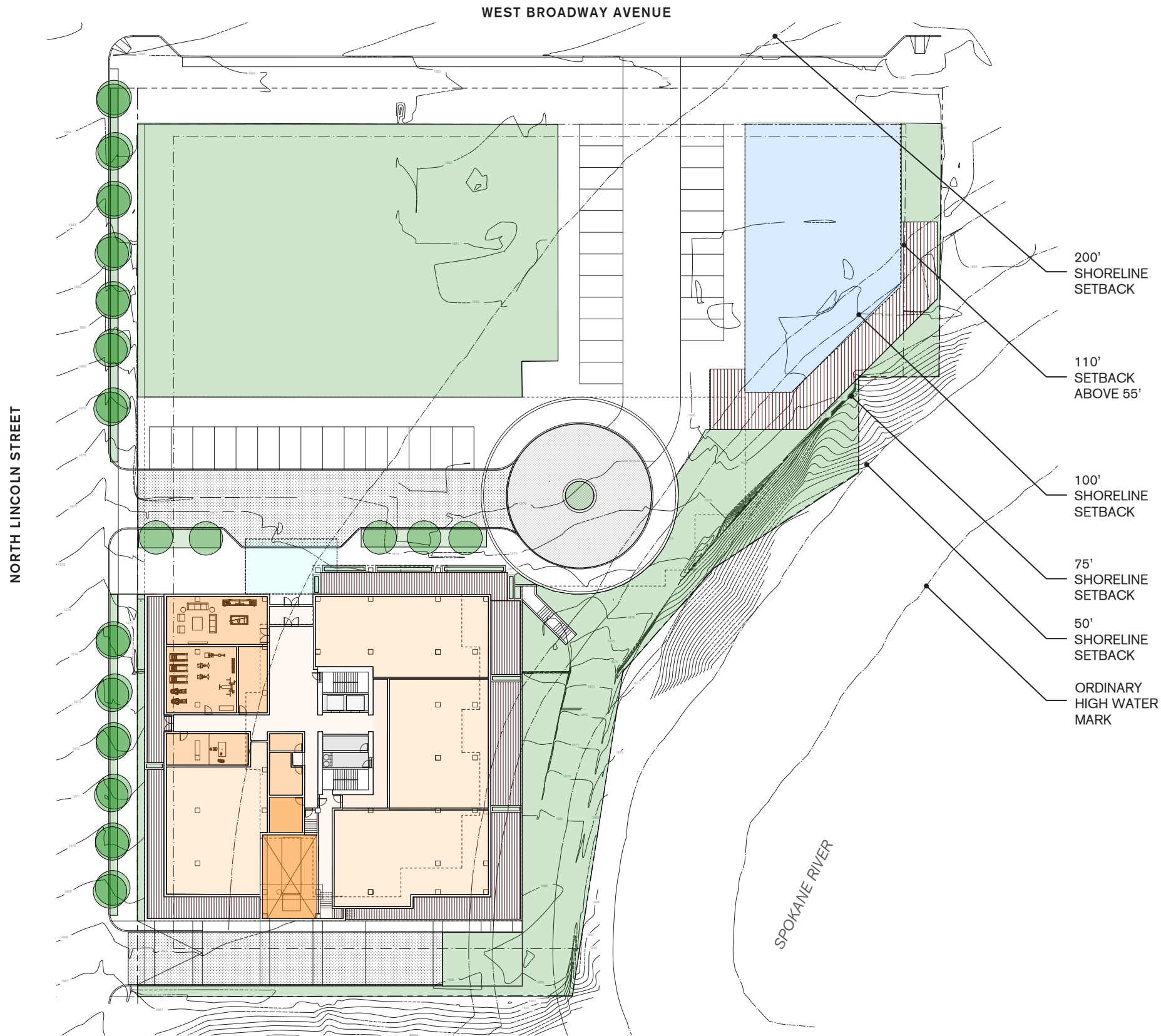




FLOOR PLANS

Level 1

COLLINSWOERMAN | THE FALLS TOWER | DESIGN REVIEW | OCTOBER 4, 2023



Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- POTENTIAL RESTAURANT
- UNIT DECKS
- INTERNAL ROADWAYS

LEVEL 1 FLOOR PLAN  
SCALE: 1" = 50'-0"



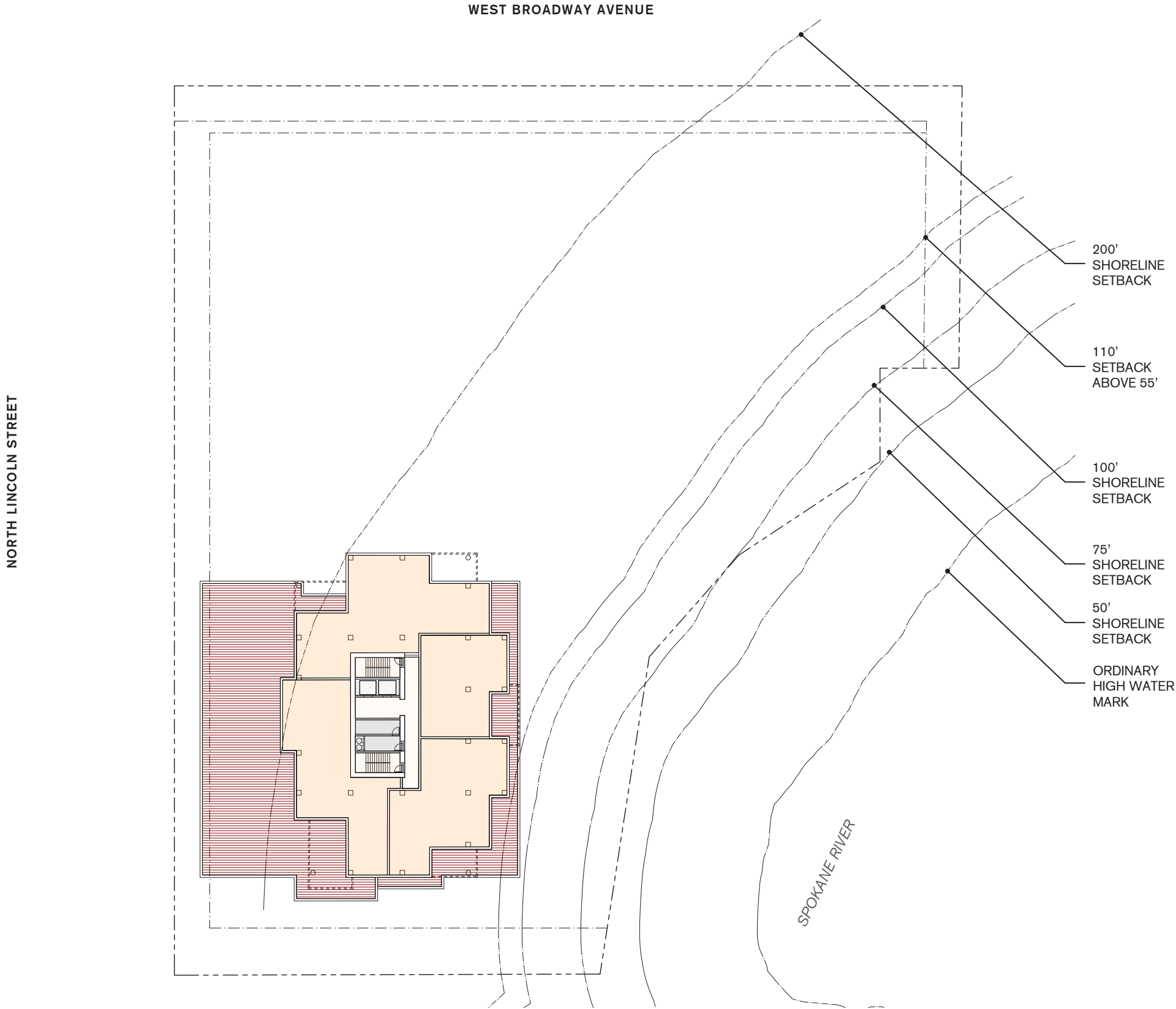


FLOOR PLANS

Level 2

Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- POTENTIAL RESTAURANT
- UNIT DECKS
- INTERNAL ROADWAYS

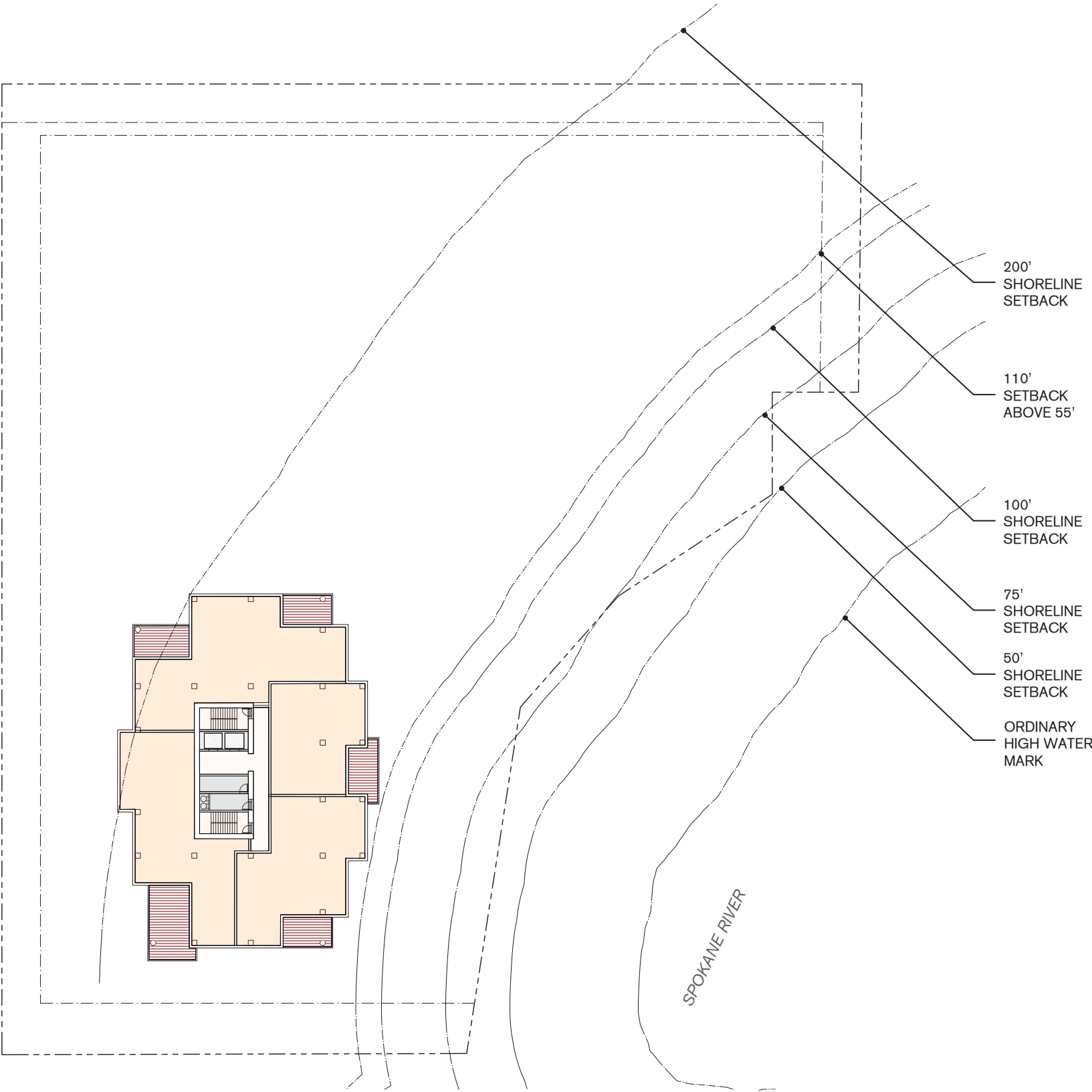


LEVEL 2 FLOOR PLAN  
SCALE: 1" = 50'-0"



FLOOR PLANS

Level 3-7



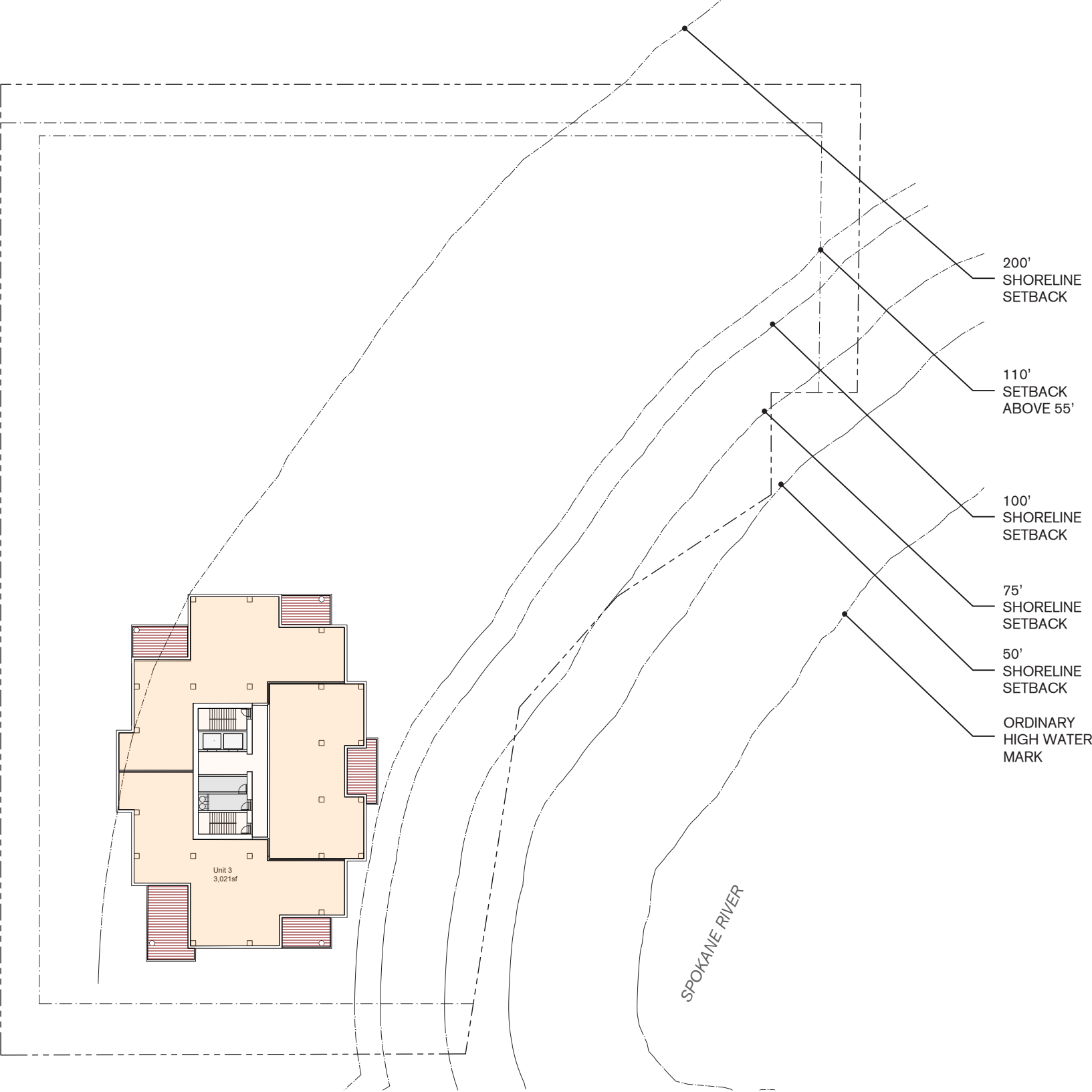
Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- POTENTIAL RESTAURANT
- UNIT DECKS
- INTERNAL ROADWAYS

LEVELS 3-7 FLOOR PLAN  
SCALE: 1" = 50'-0"



FLOOR PLANS  
Levels 8-10



Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- POTENTIAL RESTAURANT
- UNIT DECKS
- INTERNAL ROADWAYS

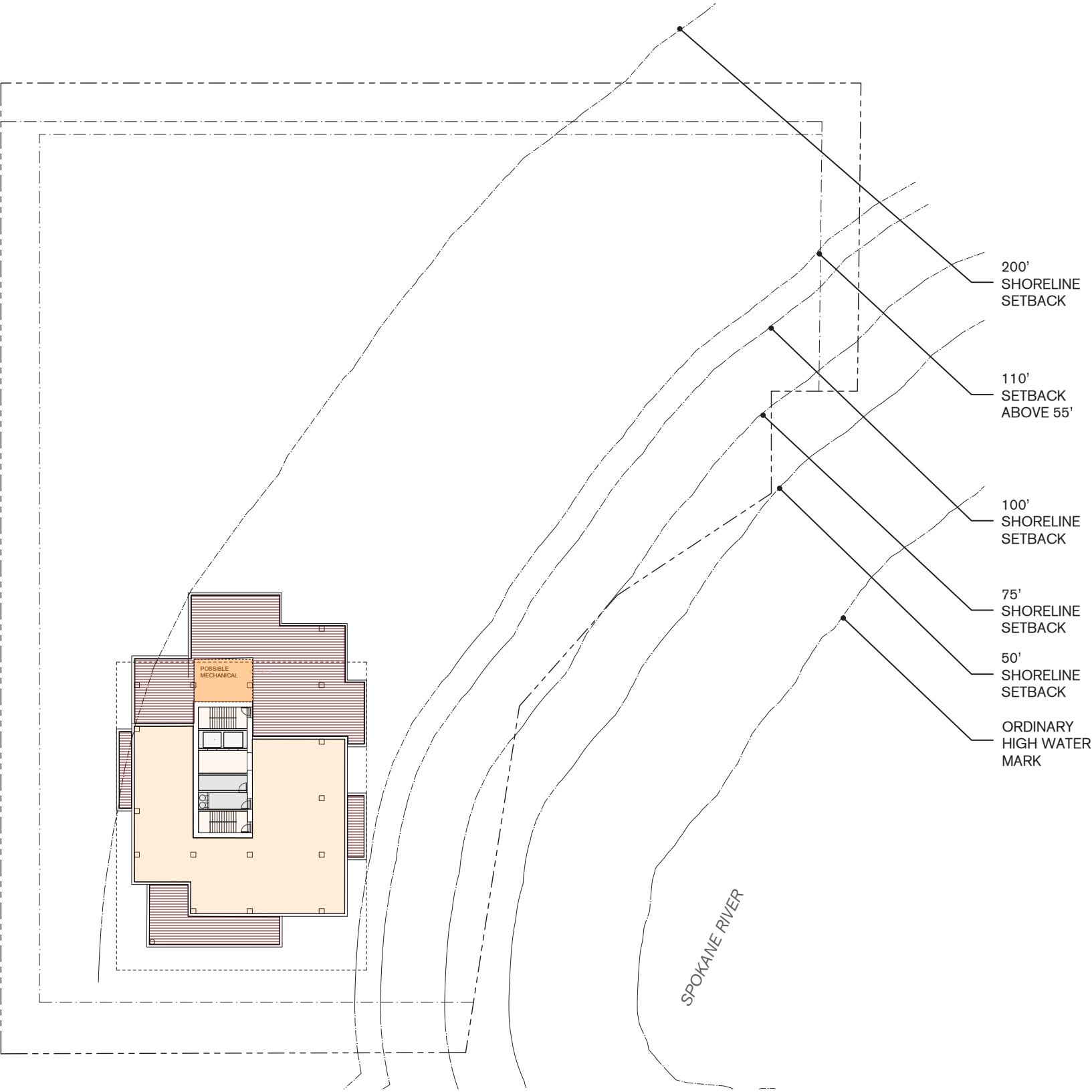
LEVELS 8-10 FLOOR PLAN  
SCALE: 1" = 50'-0"





FLOOR PLANS

Level 11



Legend

- STRUCTURED PARKING
- RESIDENTIAL AMENITY SPACE
- RESIDENTIAL UNITS
- MECHANICAL / UTILITY
- CIRCULATION
- POTENTIAL RESTAURANT
- UNIT DECKS
- INTERNAL ROADWAYS

LEVEL 11 FLOOR PLAN  
SCALE: 1" = 50'-0"





1 Section 17C.124.510 Windows- Building Design

B. Required Street Facing Window Area and Façade Features.

These provisions apply to building facades in the downtown zones.

- 1. For buildings facades visible from, fronting on, and located within sixty feet of a lot line of a complete street the minimum percentage window glazing requirements found within Table 17C.124-4 Complete Street Window Standards apply. On the ground floor, display windows may be used to meet half of the requirement. (R)
- 2. On Type III streets in the DTG, DTU, and DTS zones a minimum of fifty percent of any ground floor nonresidential building facade that is visible from and located within twenty feet of the lot line of an arterial street designated on the arterial street plan shall be comprised of windows. Display windows may be used to meet half of this requirement. (R)
- 3. In all downtown zones, buildings that do not front on a designated complete street or an alley a minimum of thirty percent of any ground floor nonresidential building facade that is visible from, fronting on, and located within sixty feet of the lot line of the street shall be comprised of windows. Display windows may be used to meet half of this requirement. (R)
- 4. In all cases, required window glazing between two and forty feet shall comprise of clear, “vision” glass allowing views into the interior. (R)
- 5. Blank wall areas on street facing facades may not extend more than twenty-five feet without a window, glass-covered display area, entryway, or a recessed area of a minimum size of two feet deep by six feet wide by ten feet high.

	DTC (Downtown Core)	DTG (Downtown General)	DTU (Downtown University)	DTS (Downtown South)
<b>Window Requirement of Facades of Non-residential Uses Fronting a Complete Street by Street Type</b>	All Streets	Type I, II, IV	Type I, II, IV	Type I, II, IV
Ground Floor Facades between 2 and 10 feet	60%	60%	60%	60%
Between 10 and 40 feet	40%	40%	40%	40%
<b>Window Requirement of Facades of Residential Uses Fronting a Complete Street by Street Type [2]</b>	All Streets	Type I, II, IV	Type I, II, IV	Type I, II, IV
Facades between 2 and 40 feet	20%	20%	20%	20%

NOTES:

- [1] Plan district or overlay zone standards may supersede these standards.
- [2] Ground floor residential uses should be raised a minimum of two feet from average sidewalk grade.

Requested Departure

Departure requested from required non-residential window glazing percentages on the west façade facing Lincoln Street. Due to the site slope, the ground floor of the project will be at grade (elevation 1877.5) at the building entry, and up to 9 feet above grade at the southern end of the building, creating a blank wall condition along a portion the sidewalk. As the sidewalk slopes, a portion of the P1 parking garage will be visible fronting the street at sidewalk elevation, creating a triangular section of blank wall.

At the northern portion of the façade, the building contains residential amenity space, which is understood to classified as be non-residential use. The glazing percentage is just under 60%, or 59.5% in this preliminary study. Depending on the final layout, the percentage may be reduced further, and therefore a departure is requested to allow a minimum of 50% glazing for this section. The residential unit portion of this façade has a preliminary glazing percentage of over 30%, so a departure is not required for that portion at this time.

Rationale

The parking podium serves to elevate the decks for both the amenity space and the residential units (which are required to be at least 2'-0" above the sidewalk level), but is not so high as to create a forbidding street experience. The parking podium is set back, providing a landscape buffer that could incorporate a biofiltration feature, providing interest and greenery along this street.

West Elevation Facing Lincoln Street





APPENDIX

Appendix 1: List of Relevant Comprehensive Plan Sections

LU 1.4 H RESIDENTIAL USES

Locate higher density residential uses in designated centers and corridors

LU 1.5 OFFICE USES

Locate office uses in designated centers and corridors.

LU 1.9 DOWNTOWN

Ensure a viable and strong downtown with a mix of uses, including residential, office, entertainment, and retail.

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 the surrounding urban and natural environment.

LU 5.1 BUILT AND NATURAL ENVIRONMENT

Encourage features that maintain and enhance the natural and built environment.

LU 8.1 POPULATION ACCOMMODATION

Accommodate the majority of the county’s population in Urban Growth areas.

TR2.5 PARKING FACILITY DESIGN

Locate parking below grade where feasible.

TR3.4 INCREASED RESIDENTIAL DENSITIES

Reduce impact on parking.

TR7.1 AND &.2 CHARACTER AND PRIDE AND STREET LIFE

Increase pedestrian use of streets, by increasing the number of residents and workers downtown.

DP 5.1 SUPPORT INVESTMENTS THAT INCREASE THE NUMBER OF RESIDENTS AND WORKERS DOWNTOWN.

ED 2.4 ECONOMIC DEVELOPMENT - MIXED USE

Support mixed use (more self-sufficient) development.

DP 5 DOWNTOWN CENTER VIABILITY

N1- THE DOWNTOWN NEIGHBORHOOD -

Enhance downtown as a vital and desirable neighborhood in which to live.

N 5 LINKAGES

N 7 .1 GATHERING PLACES -

Increase the number of Gathering Places

N 11.5 SPOKANE RIVER GORGE

N 13 CONNECTIVITY

NE 15 NATURAL AESTHETIC LINKS

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION

PRS 3.1 PROVIDE TRAILS AND LINKAGES

PRS 3.2 TRAIL CORRIDOR DEVELOPMENT

Shoreline Management Plan

SMP 8.1 IMPROVE ACCESS TO PUBLICLY OWNED AREAS OF THE SHORELINES.

SMP 8.3

Enhance public access to the river in the Central Business District shoreline area in the form of plazas, vistas, pedestrian ways, etc.



# Appendix 2: List of Relevant Downtown Design Guidelines

## A: Site Planning and Massing

### A1 Respond to the Physical Environment

#### A.1.a –f Arranging the building Mass in response to

- Street grids irregularities
- Dramatic topography with contrasting edge conditions
- Views of geography and natural resources
- Visibility from gateways

### A-2 Enhance the skyline

## B: Architectural Expression

### B1 Respond to the Neighborhood context

- Natural features and Iconic landscapes
- Neighborhood buildings
- Elements of the pedestrian network

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

- Adjacency to neighborhood buildings
- Distinct building base

### B-3 Reinforce the Urban Form and Architectural Attributes of the immediate area

- Massing and setbacks
- Scale and proportion
- Exterior finish and detailing
- Adding plazas and parks
- Street furniture

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

- Forms express the uses and create distinct building volumes
- Canopies
- Plazas and courtyards

### B-5 Explore Opportunities for building Green

- Use durable, sustainable materials
- Explore efficient HVAC systems
- Covered parking areas
- Sensitive plantings

## C: The Pedestrian Environment

### C-1 Promote Pedestrian Interaction

- Uses accessible to general public
- Uses spill out onto sidewalk

### C-2 Design Facades at many scales

- Materials, window patterns, rooflines

### C-3 Provide Active facades

- Windows where possible
- Landscaping to soften blank walls
- Textures and detailing
- Seating

### C-4 Reinforce entries

- Tall lobbies
- Distinctive canopy
- Recessed entry

### C-5 Overhead weather protection

- Transparent preferred

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

- Outdoor balconies
- Brick, stone, etc.
- Landscaping
- Lighting

## D: Public Amenities

### D1. Provide inviting and Usable Open Space

- Pedestrian oriented
- Landscaping
- Lighting
- Visual and barrier free access

### D2 Enhance the Building with Landscaping

### D3 Respect historic features

### D4 Provide elements that define the place

### D5 Provide appropriate signage

### D6 Provide attractive and appropriate lighting

### D7 Design for Personal Safety and security

### D8 Create Green Streets

## E: Vehicular Access and Parking

### E-1 Minimize Curb cut impacts

- Share with adjoining owner
- Enhance garage openings
- Minimize width of curb cuts
- Maintain appearance of sidewalk

### E-2 Integrate Parking Facilities

- Visually integrate into building above

### E-3 Minimize presence of Service areas

### E-4 Design green Parking







# The Falls Tower

## 1 - Program Review/Collaborative Workshop

October 25, 2023



**From :**  
Design Review Board  
Mark Brower, Chair  
  
c/o Dean Gunderson, DRB Secretary  
Planning and Economic Development  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

**To :**  
Applicant

**CC :**  
  
Spencer Gardner,  
Planning Director  
  
Tami Palmquist,  
DSC Director  
  
Melissa Owen,  
DSC Planner

Based on review of the materials submitted by the Applicant and discussion during the October 25, 2023 Collaborative Workshop the Design Review Board recommends the following advisory actions:

The Board appreciates the inclusion of the entire development for visual reference and discussion purposes. The following comments, requests and recommendations pertain only to parcel number 35183.0033 as presented.

The board appreciates the applicant's inclusion of usable, accessible public pedestrian access within the site to provide views of Spokane Falls.

The Board recognizes the physical challenges of the site vis-a-vis the slope on Lincoln Street, and further recognizes the challenge in addressing the glazing requirement.

### Advisory Actions

1. The Applicant shall return with visualizations of location and layout of pedestrian walkways along the buildings, facades, and the river to be accompanied with eye level perspective character sketches of the walkways, public spaces, and river views.

*Please see the following Comprehensive Plan Goals and Policies: LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR Goal B Provide Transportation Choices, TR Goal F Enhance Public Health and Safety, TR 1 Transportation Network for All Users, TR 2 Transportation Supporting Land Use, TR 7 Neighborhood Access, TR 13 Infrastructure Design, TR 15 Activation, TR 20 Bicycle/Pedestrian Coordination, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.15 Urban Trees and Landscaping Areas, DP 2.21 Lighting, DP 4.1 Downtown DP 4.2 Street Life, NE 6 Native Species Protection, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 Urban Forest, NE 12.1 Street Trees, NE 13 Connectivity, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14 Plaza Design with Natural Elements, NE*



14.2 New Plaza Design, NE 15 Natural Aesthetics, NE 15.5 Natural Themes, SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 6 Safety, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-2 Create Transitions in Bulk and Scale, B-4 Design a Well-proportioned and Unified Building, C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-5 Consider Providing Overhead Weather Protection, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

**Please see the following Downtown Plan Strategies and Actions:** CW 1 Energize Street and Alleys Downtown as Active Pedestrian- and Bike-friendly Connections, CW 1.9 Integrate Bike Parking into Downtown Streets and Parking Facilities, ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.5 Identify and Reduce Barriers for Cultural Events Downtown, PS 1.2 Create New Active Uses on Street and in Storefronts, PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.

2. The applicant should consider ways to add interest to the blank wall of the parking garage along Lincoln (south portion), such as art installations (murals, relief, or sculpture) or a possible location for the historic signage related to the site.

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.14 Town Squares and Plazas, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14.2 New Plaza Design, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, and N 4.7 Pedestrian Design.

**Please see the following Downtown Design Guidelines:** C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-7 Install Pedestrian-friendly Materials at Street Level, and D-4 Provide Elements that Define the Place.

**Please see the following Downtown Plan Strategies and Actions:** ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2 Bring Art and Culture into the Public Realm Downtown and Develop an Arts Plan to Support Arts and Cultural Uses with a Focus on Downtown, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists,.



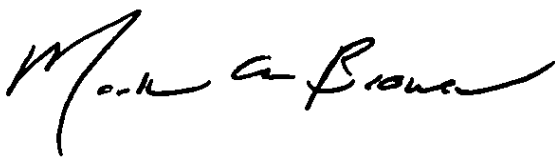
3. The applicant shall return with a site plan that shows the specific area of development for the project that represents the scope being permitted.
4. The Applicant is encouraged to consider integrated stormwater solutions (such as rain gardens that may double as amenity to the pedestrian realm along the river side of the building.

***Please see the following Comprehensive Plan Goals and Policies:*** LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.14 Town Squares and Plazas, DP 2.15 Urban Trees and Landscaping Areas, DP 4 Downtown Center Viability, DP 4.1 Downtown DP 4.2 Street Life, NE 1 Water Quality, NE 1.2 Stormwater Techniques, NE 4 Surface Water, NE 4.3 Impervious Surface Reduction, NE 6 Native Species Protection, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 Urban Forest, NE 12.1 Street Trees, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, NE 15 Natural Aesthetics, and NE 15.5 Natural Themes.

***Please see the following Downtown Design Guidelines:*** B-5 Explore Opportunities for Building 'Green', D-2 Enhance the Building with Landscaping, D-4 Provide Elements that Define the Place, D-8 Create 'Green' Streets, and E-4 Design 'Green' Parking.

***Please see the following Downtown Plan Strategies and Actions:*** CW 3 Reduce Impacts from Surface Parking, CW 3.3 Discourage Surface Parking Lot Along the Frontage of Type III and Type IV Complete Streets Between the Building and Street Throughout the Downtown, CW 3.4 Actively Pursue Redevelopment of Surface Lots, LWP 5 Support Environmentally Sustainable Growth Downtown and Responsible Stewardship of the Spokane River and Falls, and LWP 5.1 Integrate Green Stormwater Infrastructure (GSI) into Public Street and Building Projects and Encourage Green Stormwater Strategies to Retain and Treat Runoff On-site as Part of Private Development.

**Note: These recommendations were approved by the Design Review Board by unanimous vote (7/0), and are therefore subject to the terms of [SMC 17G.040.080.D](#)**



Mark Brower, Chair, Design Review Board

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





**PLANNING & ECONOMIC DEVELOPMENT**

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November 7, 2023

To: Spokane Design Review Board

Attn:

Spencer Gardner, Planning Director

Tami Palquist, Director of Development Services Center

**Subject: Changes to The Falls Tower Project- Clarification Meeting**

Present at Meeting

- John Eckert, CollinsWoerman (Project Applicant)
- Wes Southwick, LB Stone Properties (Owner Representative)
- Donna DeBit, Associate Planner (City of Spokane)
- Tim Thompson, Principal Planner (City of Spokane)
- Taylor Berberich, Urban Designer (City of Spokane)

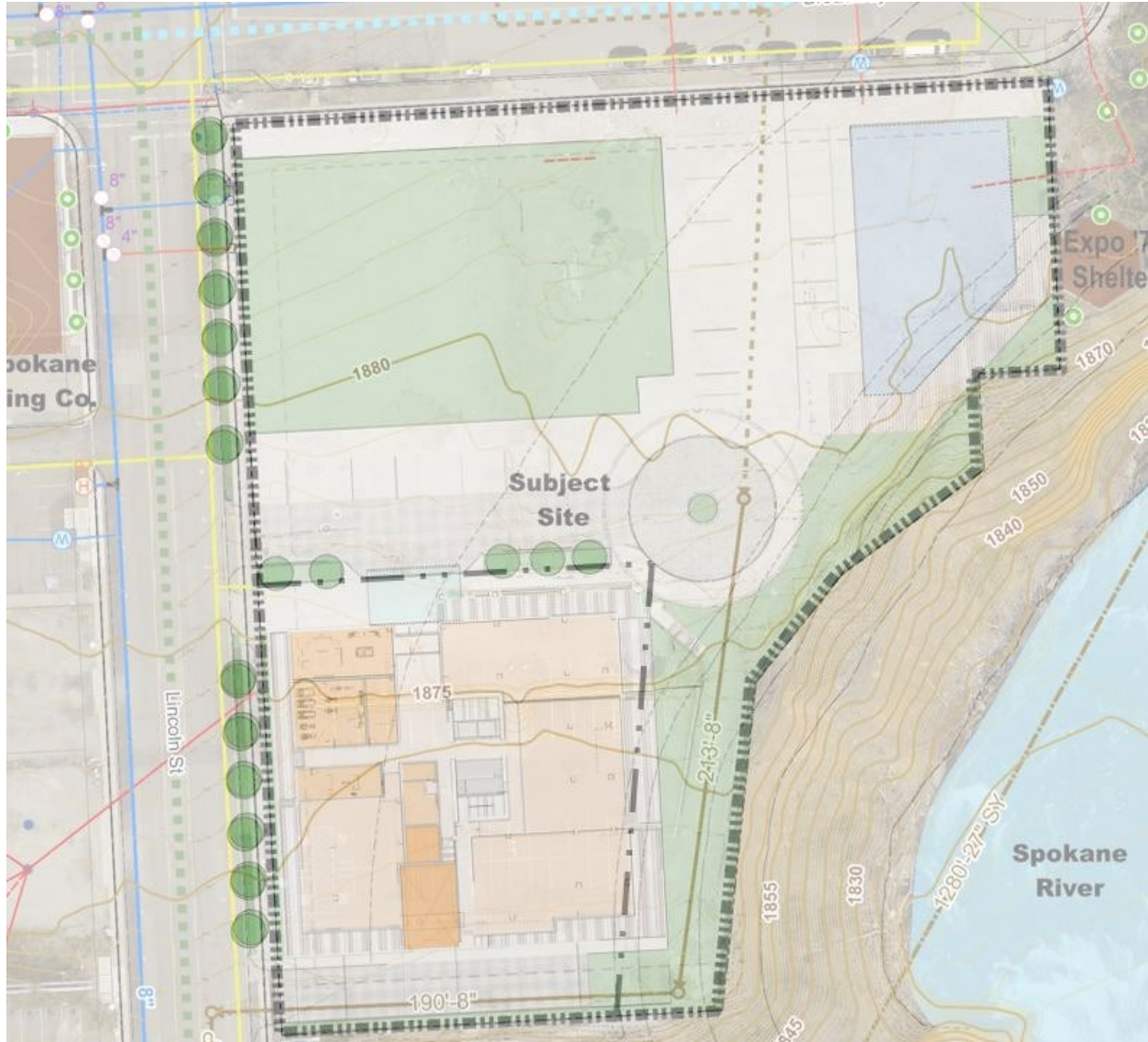
Good Afternoon Board Members,

On Tuesday October 31<sup>st</sup>, city staff and project representatives met to address the questions raised last week during the October 25<sup>th</sup> regular Design Review Board meeting. First, to determine the extent to which the Board is able to comment on the “north” parcel and surrounding frontages, and the second is to determine if the project requires a design departure from the non-residential glazing design standard.

For this update, any mention of the “north parcel” refers to parcel number 35183.0034, at the southeast corner of Broadway Avenue and Lincoln Street. Any mention of the “south parcel” refers to parcel number 35183.0033. “SCUP” refers to the current shoreline conditional use permit application.



## Extents of the Project



The map above shows the conceptual site plan provided by the applicant, which has an overlay of the actual parcel lines dividing the two parcels. The shoreline falls within both parcels, which are currently undergoing a shoreline conditional use permit (SCUP). Review of the DR submittal is constrained to the south parcel only, as nothing is currently proposed for the north parcel. In addition, nothing proposed on the north parcel would rise to the level of design review, as the threshold is for structures 50,000 square feet or larger in the perimeter design review area.

The roundabout, shoreline amenities/improvements, future restaurant, and street improvements adjacent to the north parcel are outside the extents of the current submittal.

Street improvements will only be required where the south parcel fronts Lincoln Street. Lincoln Street adjacent to the north parcel as well as the portion of Broadway Avenue adjacent to the north parcel do not need to be improved at this time. Street improvements adjacent to the north parcel will be evaluated when a project comes through the Development Services Center.



## **Design Departure Clarification**

Current planning staff explained where the separation between residential and non-residential uses is determined. Any section open to the public or for public use is considered non-residential. If the sections are entirely for the use of the residents of the building, the uses are considered accessory to the residential use.

The applicant clarified that all parking and amenity spaces in the building are for the private use of the building's residents. It was therefore determined that the applicant meets the glazing standards for residential uses outright, and a design departure is not required for the project.

## **Required of the Applicant:**

### **Current Planning**

Current planning staff requested a statement from the applicant detailing the proposed interim use of north parcel until it is developed. *(Please note: surface parking lots are not permitted in downtown zones without an established primary use. For example, a surface parking lot would not be permitted on the north parcel until the proposed restaurant is constructed.)*

When the applicant submits this statement, urban design staff will include it in the recommendation meeting materials.

### **Historic Preservation**

Historic preservation staff requested interpretive signage on the site in concordance with the Memorandum of Agreement created when the YWCA was demolished, as follows:

“Future interpretive signage on the site to highlight both the YWCA and the brewery operations that formerly existed shall be located by LB Stone Properties where appropriate, in coordination with SHPO on content.”

Thank you all who participated in the discussion at the October 25<sup>th</sup> Design Review Board meeting and raised these important questions. The advisory actions will be evaluated against this new information and sent to the chair for review. Please don't hesitate to contact me if you have any further questions or concerns related to this project.

Best,

Taylor Berberich

Urban Designer

City of Spokane Planning and Economic Development

509-625-6193