



Spokane Design Review Board

Regular Meeting

Wednesday, December 11, 2024 at 5:30 PM

Hybrid - Tribal Conference Room / Teams

808 W Spokane Falls Blvd, Spokane, WA 99201

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	
	3. Approval of Agenda	
	4. Approval of Minutes from Wednesday, June 26, 2024	
	5. Chair Report	Chair
	6. Secretary Report	Spencer Gardner

Workshops:

5:40 – 6:15	1. Collaborative Workshop – Bains Liquor Mart (404 S. Maple Street)	Jackie Churchill
6:15 – 6:45	2. Update and Discussion regarding Design Review Board staffing, procedures, and outlook.	Spencer Gardner

Adjournment:

6:45 – 7:00	1. Board Comments/Announcements
	2. Adjourn

The next regularly scheduled DRB meeting scheduled for Wednesday, December 25, 2024 is **CANCELLED.**

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 Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. 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 mlovmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Design Review Board

Wednesday, December 11, 2024

The Spokane Design Review Board will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Microsoft Teams

Join on your computer, mobile app or room device

[Join the meeting now](#)

Meeting ID: 233 071 818 974

Passcode: bp2NU7Hs

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

Meeting ID:
233 071 818
974

Passcode:
bp2NU7Hs

Join with a video conferencing device

cityofspokane@m.webex.com

Video Conference ID: 115 053 054 5

[Alternate VTC instructions](#)

Dial in by phone

[+1 323-618-1887,,380224749#](tel:+13236181887380224749) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 380 224 749#

[Find a local number](#) | [Reset dial-in PIN](#)

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to: tthompson@spokanecity.org

The audio proceedings of the Design Review Board meetings will be recorded and are available online.

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Meeting Process - Spokane Design Review Board

Call to Order

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

Board Workshop

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

Staff Report

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

Applicant Presentation

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

Public Comment *

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

DRB Clarification

- Chair may request clarification on comments.

Design Review Board Discussion

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

Design Review Board Motions

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

Design Review Board Follow-up

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

Board Business

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

Other

- Chair asks board members if there is anything else.

Adjourn

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

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Design Review Board - Draft Meeting Minutes

June 26, 2024

Meeting called to order at 5:30 PM by Mark Brower

Attendance:

- *Board Members Present:* Mark Brower (Chair), Drew Kleman (Vice Chair), Chuck Horgan, Ryan Brodwater, Bob Scarfo, Chad Schmidt, Grant Keller
- *Board Members Not Present:* None
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Tim Thompson

Changes to Agenda:

- None

Workshop:

1. Pitch Roofs Requirement for Multifamily Developments
 - Applicant Presentation: Spencer Gardner (City of Spokane Planning Director)
 - Questions asked and answered.
 - Motion was made by Chad Schmidt, seconded by Drew Kleman
 - Discussion ensued.
 - Motion was passed unanimously (7/0)

Board Business:

Approval of Minutes: Approval of April 24, 2024, minutes.

Old Business:

- None

New Business:

- None

Chair Report - Mark Brower

- None

Secretary Report - Dean Gunderson

- Update provided on possible appeal to an existing Abbreviated Review

Meeting Adjourned at 7:00 PM

Next Design Review Board Meeting scheduled for Wednesday, July 10, 2024

DESIGN REVIEW BOARD

Bains Liquor Mart

1 - Program Review/Collaborative Workshop

Design Review Staff Report

November 13, 2024



Staff:
Jackie Johnsen, Planner I
Spencer Gardner, Planning Director

Planning and Economic Development
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Applicants:
Russell Page Architects

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Meeting Goals:

At the December 11, 2024, Design Review Board (DRB) meeting, the DRB should:

- Determine how adopted plans and policies including the Downtown Plan, the Downtown Design Guidelines and Comprehensive Plan affect or pertain to the proposed project.
- Determine if the applicant is adequately meeting the Downtown Design Guidelines and relevant Comprehensive Plan policies and make recommendations if they are not being met.

The Purpose and Authority of the Design Review Board:

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 and structures located within the gateway areas identified on the Downtown 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.

Note on DRB Recommendations

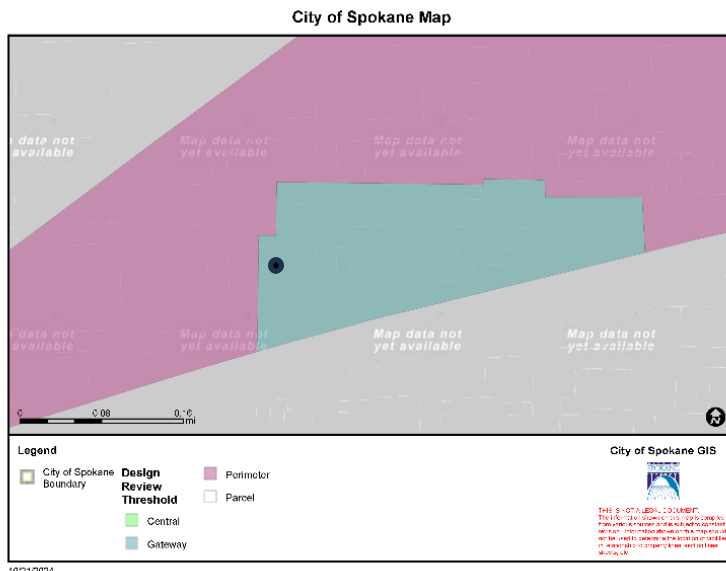
The recommendations of the Design Review Board do not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Project Description

The applicant is proposing to remodel the existing convenience store by adding a second story addition. Please see applicant's submittal information for a detailed project explanation.

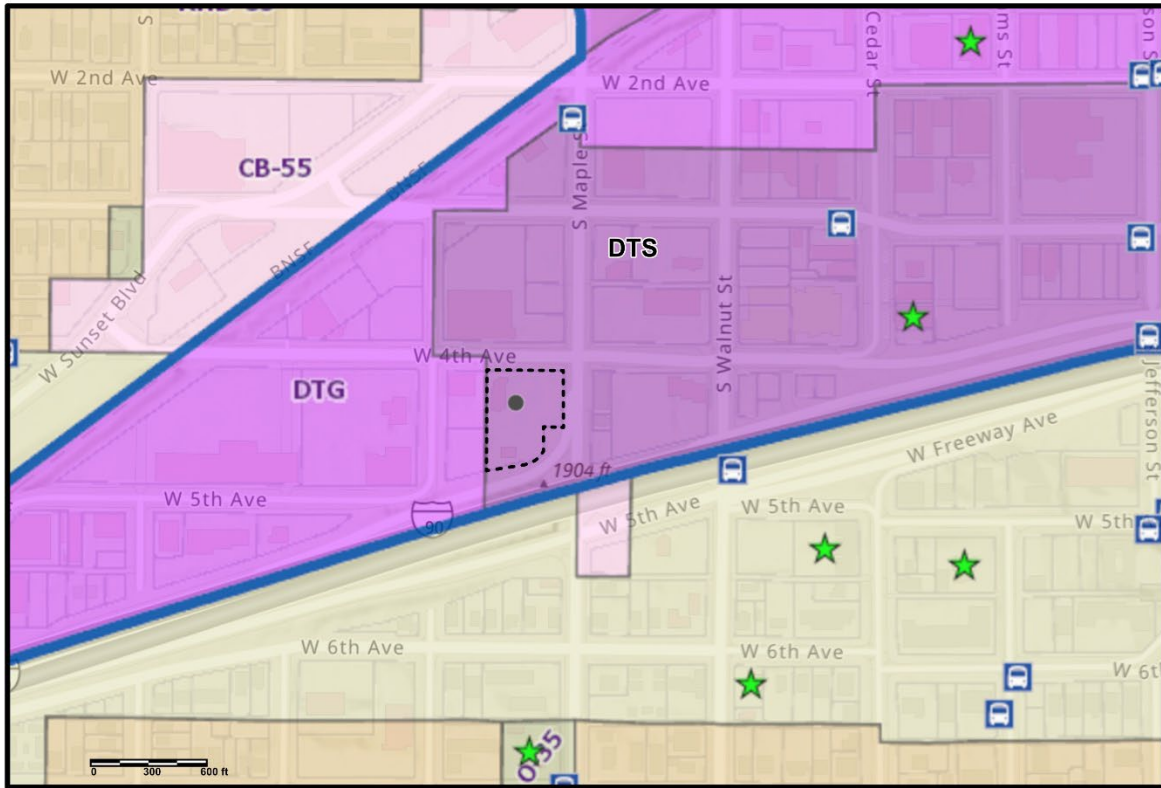
Location & Context

The project is located on 404 S. Maple Street on the west side of downtown between 4th Ave, Ash St. and Maple St. and is bordered to the south by the I-90 Freeway. The property is located within the Riverside Neighborhood and is bordered by the West Downtown Character Area which ends at Maple Street. The property is also located within a Gateway zone as defined by the Design Review Threshold map and triggers the requirement for Design Review.



The property is located within the Downtown South zoning category, and the land use designation of the property and surrounding area is Downtown. The primary use surrounding the property is commercial/retail with the exception of two multi-family buildings directly to the east of the site.

Bains Liquor Mart Zoning and Vicinity Map



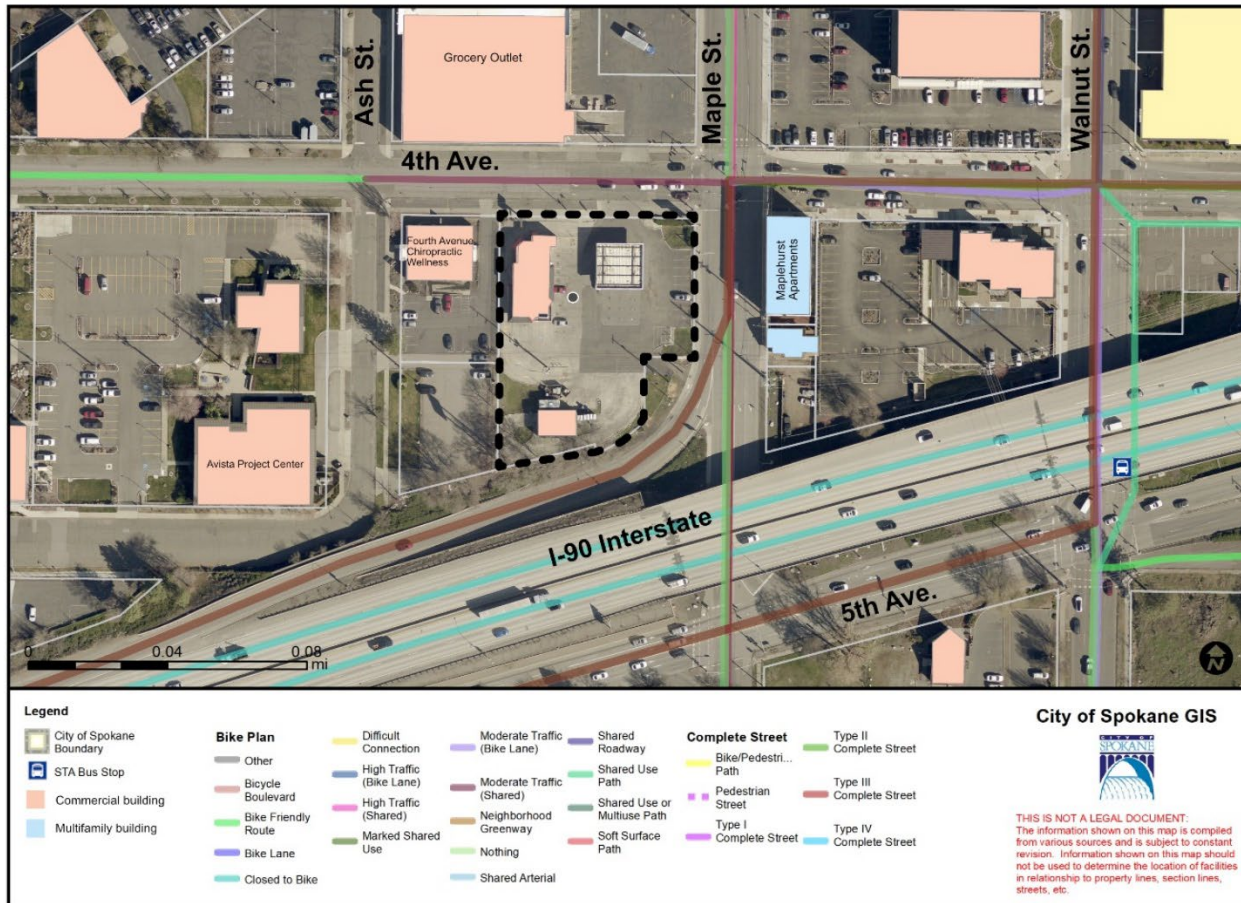
Legend

- ★ Historic Property
- 🚏 STA Bus Stop
- Downtown Boundary

City Zoning

- Downtown South (DTS)
- Downtown General (DTG)
- Office Retail (OR)
- Office (O)
- Community Business (CB)
- Residential High Density (RHD)

Bains Liquor Mart Site Context Map



12/2/2024

Surrounding Landmarks:

- I-90 freeway is located directly to the south of the property.
- Neighboring businesses include Grocery Outlet and 4th Avenue Chiropractic & Wellness, and the Maple Hurst Apartments are located across Maple Street.

Transportation Notes:

- Maple Street is a major arterial that links the freeway and the portion of the city south of the Spokane River to the north side of the City. Maple Street is designated as a Type III Regional Connector. Type III streets move auto traffic through downtown and provide connections to the rest of the City and region. “These attractive, landscaped arterials are to be improved with street trees, sufficient sidewalks for pedestrian circulation and pedestrian buffer areas, and safe pedestrian crossings.” [Section 17C.124.035](#)
- Both Maple Street and 4th Ave. are designated as Moderate Traffic Shared bike facilities on the Bicycle Master Plan.
- There are currently no parking minimum requirements.
- The project is located within ½ mile of a major transit stop.

Downtown Design Guidelines:

[Guidelines PDF Link Here](#)

Bains Liquor Mart is located in the Downtown South Zone and is therefore subject to the Downtown Design Guidelines.

Below is a summary of the **applicant's description** of the project and explanation of how they have met the Downtown Design Guidelines. The applicant's responses are from their Design Proposal and additional narrative about the project. The project's full design proposal and narrative can be found in Appendix B: Bains Liquor Mart Design Package and Appendix C: Additional Narrative.

Downtown Design Guidelines		Bains Liquor Mart Design Guideline Justification
Section	Title	Applicant's Response
Site Planning & Massing		
A-1	Respond to the Physical Environment	Design Proposal - Since this is located on one of the main roads exiting the city, this proposed new addition enhance the enthusiasm of the downtown core and leave a positive feeling to motorists leaving the city
A-2	Enhance the Skyline	Design Proposal - Flat roofs that reference the surrounding architecture with a modulated parapet height.
Architectural Expression		
B-1	Respond to the Neighborhood Context	Design Proposal -Homage to the transitional nature of the site, with color palette reminiscent of the Lower South Hill and a massing that alludes to the urbanity of a downtown corridor.
B-2	Create Transitions in Bulk and Scale	N/A - Project Site is surrounded by commercial and multifamily which is of a similar scale and intensity.
B-3	Reinforce the Urban Form and Architectural Attributes	Design Proposal -Homage to the transitional nature of the site, with color palette reminiscent of the Lower South Hill and a massing that alludes to the urbanity of a downtown corridor.
B-4	Design a Well-proportioned and Unified Building	Design Proposal - Contemporary massing with, metal siding reveals and clear, defined cornice.
B-5	Explore Opportunities for Building "Green"	Additional Narrative - Directed parking and stormwater runoff into City approved infiltration areas and installed curb alternatives to allow for natural, unconcentrated flow areas.
Pedestrian Environment		
C-1	Promote Pedestrian Activity	Design Proposal - Pedestrian linkages through parking lot to a public access.
C-2	Design Facades at Many Scales	Design Proposal - Facade and transparency abutting the street., Contemporary massing with, metal siding reveals and clear, defined cornice.
C-3	Provide Active Facades	Design Proposal - Facade and transparency abutting the street. Additional Narrative- Open areas created by building modulation will be distinctively landscaped. Building softening will be achieved by screening blank walls, and with terracing retaining walls

C-4	Reinforce Building Entries	Design Proposal - Entrances that are appropriate for the scale of the building with overhangs.
C-5	Consider Providing Overhead Weather Protection	Design Proposal - Entrances that are appropriate for the scale of the building with overhangs.
C-6	Develop the Alley Façade	N/A - no alley side
C-7	Install Pedestrian-friendly materials at Street Level	Additional Narrative: Create emphasized entries with decorative paving and lighting.
Public Amenities		
D-1	Provide Inviting and Usable Open Space	Additional Narrative - Retained clear lines of site into and out of entries and open spaces.
D-2	Enhance the Buildings with Landscaping	Additional Narrative - Create emphasized entries with decorative paving and lighting. Open areas created by building modulation will be distinctively landscaped. Building softening will be achieved by screening blank walls, and with terracing retaining walls. Street trees will be planted to the existing pattern and specie of surrounding area. Extended low will be of the similar material found nearby.
D-3	Respect Historic Features that define Spokane	Design Proposal - Flat roofs that reference the surrounding architecture with a modulated parapet height.
D-4	Provide Elements that define the Place	Additional Narrative - Illuminated distinctive features of the building including the entries, signage, canopies, and architectural features of the build.
D-5	Provide Appropriate Signage	Additional Narrative - Illuminated distinctive features of the building including the entries, signage, canopies, and architectural features of the build.
D-6	Provide Attractive and appropriate Lighting	Additional Narrative: Illuminated distinctive features of the building including the entries, signage, canopies, and architectural features of the build. Oriented outside lighting to minimize glare within the public right-of-way. Energy efficient lighting will also be used
D-7	Design for personal safety and security	Additional Narrative - Provided adequate lighting. Retained clear lines of site into and out of entries and open spaces. Avoided architectural features that provided hiding spaces for criminal activity. Designed parking areas to allow natural surveillance by maintaining clear lines of sight for those who are parked there, for pedestrians passing by, and for occupants of nearby buildings
D-8	Create "Green" Streets	Design Proposal - Clear sidewalks with street trees.
Vehicular Access and Parking		
E-1	Minimize Curb Cut Impacts	Project appears to be using existing curb cuts

E-2	Integrate Parking Facilities	Design Proposal - Parking between the main building and the adjacent street.
E-3	Minimize the presence of service areas	Additional Narrative - Screened all mechanical equipment. Locate the opening so all service areas away from the sidewalk.
E-4	Design "Green" Parking	Additional Narrative - Designed parking and stormwater collection system to work with natural grades. Directed parking and stormwater runoff into City approved infiltration areas and installed curb alternatives to allow for natural, unconcentrated flow areas.

Regulatory Analysis

Zoning Code Requirements

The project is located within the **Downtown South (DTS)** zone. The downtown south zone is generally found along Third Avenue and other areas that include auto-oriented uses south of the railroad viaduct. The downtown south zone accommodates a wide range of uses, including auto oriented uses.

The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements and refer back to notes from the Pre-Development conference.

Downtown South Zoning Regulations can be found in [Chapter 17C.124](#) Downtown Zones of the Municipal Code.

Zoning Notes:

- Per 17C.124.290, in all downtown zones, access and stacking lanes serving drive-thru businesses shall not be located between the building and any adjacent street and shall be designed to minimize the impact to the sidewalk environment. Modifications to the existing drive-thru lane, including pick-up location, will not be allowable.
- In order to maintain compliance with WAC 314-03-400, the existing pass-through window on the western wall will be required to be removed.
- It is possible that the Nonconforming Development Modifications thresholds in 17C.210.090 will be met and site will be required to brought into compliance as noted in 17C.210.090.E. Additional site improvements will likely be required.

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

Downtown Design Standards

Downtown design standards and guidelines are found in [SMC 17C.124.510](#) through [SMC 17C.124.590](#). The design standards are administered in the form of Requirements (R), Presumptions (P), and Considerations (C). These terms are described in [17C.124.015 Design Standards Administration](#)

All projects must address the pertinent design standards and guidelines. Regardless of which term (R,P, or Q) is used, an applicant must address each standard. An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

To see a summary of the design standards found in SMC 17C.124.510-590, please see Appendix A of this document. Applicants are encouraged to read the full code [Chapter 17C.124](#) Downtown Zones as well.

City of Spokane Comprehensive Plan

[Comprehensive Plan link](#)

The Comprehensive Plan is Spokane's long range policy plan for the growth and development of the city. The policies found in the Comprehensive Plan undergird the zoning code, design standards and guidelines found in the Municipal Code. The Design Guidelines must comply with Comprehensive Plan policies and visions. If there is a question about the appropriateness of a design element in a project, it will be checked against the Comprehensive Plan policies for conformance. The entire [Comprehensive Plan](#) can be found on the City of Spokane website.

Topics for Discussion:

Projects located in downtown gateway zones are expected to uphold high standards of design and comply with adopted standards and policies. To address the Downtown Design Guidelines staff would offer the following for consideration and discussion:

General

1. **Program Elements.** What needs to be here and what items are under consideration as possibilities.
2. **Site Activity.** In addition to the information included in the design guidelines, what program elements will encourage positive activity and natural surveillance?

Please See Downtown Design Guidelines D-1 Provide Inviting and Usable Open Space and D-7 Design for Personal Safety & Security.

Neighborhood

3. **Surrounding Area.** Surrounding features that should be considered when composing the design such as circulation patterns (pedestrian, bicycle, transit, and auto) and views.

Please See Downtown Design Guidelines A-1 Respond to the Physical Environment and B-1 Respond to Neighborhood Context.

Site

4. **Stormwater.** How will the design demonstrate best practices?

Please See Downtown Design Guideline D-8 Create "Green Streets" and B-5 Explore Opportunities for Building "Green."

5. **Placemaking.** Are there opportunities for site and built elements to reference the area's history? Other ways to make the place unique to Spokane might be to use native plant species or include local features or materials in the design.

Please See Downtown Design Guideline D-3 Respect Historic Features that Define Spokane and D-4 Provide Elements that Define the Place. In addition, please see Comprehensive Plan polices included in this staff report.

Built Elements

Form, massing, and scale. What opportunities are there to engage the pedestrian realm.

Please See Downtown Design Guideline B-3 Reinforce the Urban Form and Architectural Attributes of the Surrounding Area.

6. **Service Access.** Are there opportunities to use built features to obscure or mitigate ventilation stacks and other service access areas?

Please See Downtown Design Guideline E-3 Minimize the Presence of Service Areas.

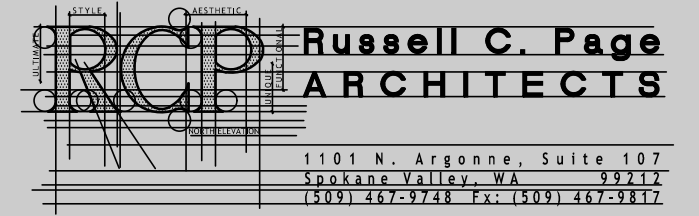
7. **Materials, color, signage and lighting.** At the time of the Recommendation Meeting, please present additional information on what will be proposed for built elements such as walls, trellises, plantings, paving, and kiosk signage as well as any pedestrian lighting that will be included.

In addition, please see Downtown Design Guidelines C-7 Install Pedestrian Friendly Materials at Street Level; D-4 Provide Elements That Define the Place and D-5 Provide Appropriate Signage; and D-6 Provide Appropriate and Attractive Lighting.

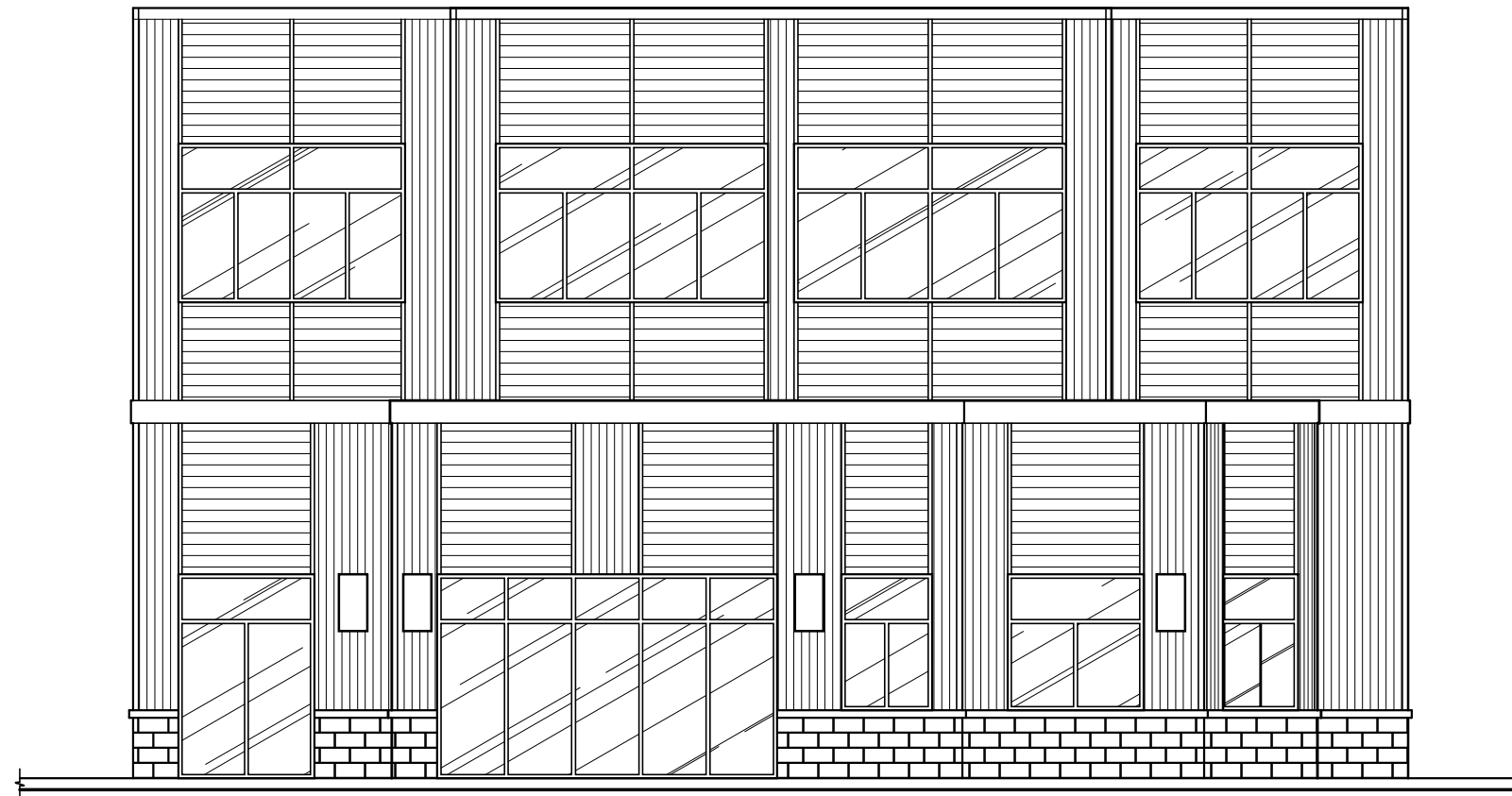
Appendix A: Bains Liquor Mart Design Package

BAINS LIQUOR MART

404 S. MAPLE



1101 N. Argonne, Suite 107
Spokane Valley, WA 99217
(509) 467-9748 Fx: (509) 467-9817



PROJECT INFORMATION

PROJECT DESCRIPTION

Interior and exterior remodel/addition of existing convenience store located at the corner of 4th Ave. and Maple St.

BUILDING INFORMATION

Building Area: Existing: 2,990 SF New: 7,500 SF Total: 10,049 SF

Building Height: 34'-0"

Occupancy Group: M

Construction Type: V-B

Allowable Area: 9,000 SF PER FLOOR

Occupant Load: 102 OCC.

Exiting: 3

Building Fully Sprinkled: Yes

Fire Alarm: Yes

ZONING INFORMATION

Parcel Number: 25241.3924

Zoning: DTS

Lot Area: .96 Acres / 42,000 S.F.

Setbacks: Front: 10'-0"

Side: 0'-0"

Rear: 0'-0"

Parking Provided: 22

DESIGN PROPOSAL

STATEMENT OF DEVELOPMENT OBJECTIVES

To remodel the existing 2,990 S.F. single story convenience store and adding a 7,500 S.F. 2-story addition connected to the existing building. The southwest corner of Maple St and 4th Ave is located adjacent to the vehicular entry to the I-90 on-ramp heading west. The original c-store was building in 1996 and has never had an exterior remodel or face lift. Since this is located on one of the main roads exiting the city, this proposed new addition enhance the enthusiasm of the downtown core and leave a positive feeling to motorists leaving the city.

DESIGN GOALS

The site is located at the southwest end of the city center on the corner of 4th Ave and Maple St which is one of the main exits out of city by way of a west bound on ramp to I-90. Maple Street is also a one way road heading south leading to the South Hill. The goal is to take the existing single story C.M.U. convenience store and design a 2-story addition and add a second story over the existing c-store bringing the total square footage to 10,490. We propose to remove all existing landscaping and broken sidewalks along 4th Ave. and Maple St. and replace with new landscaping that meets current City of Spokane Landscaping codes. A 2'-6" masonry fence will also be constructed 2'-0" off the back of the concrete sidewalk along Maple St. to block car headlights that are parked at the convenience store. A new pedestrian access to the public way will be installed. The exterior of the new two story building will receive metal siding of different forms, layout and color to break up the long walls.

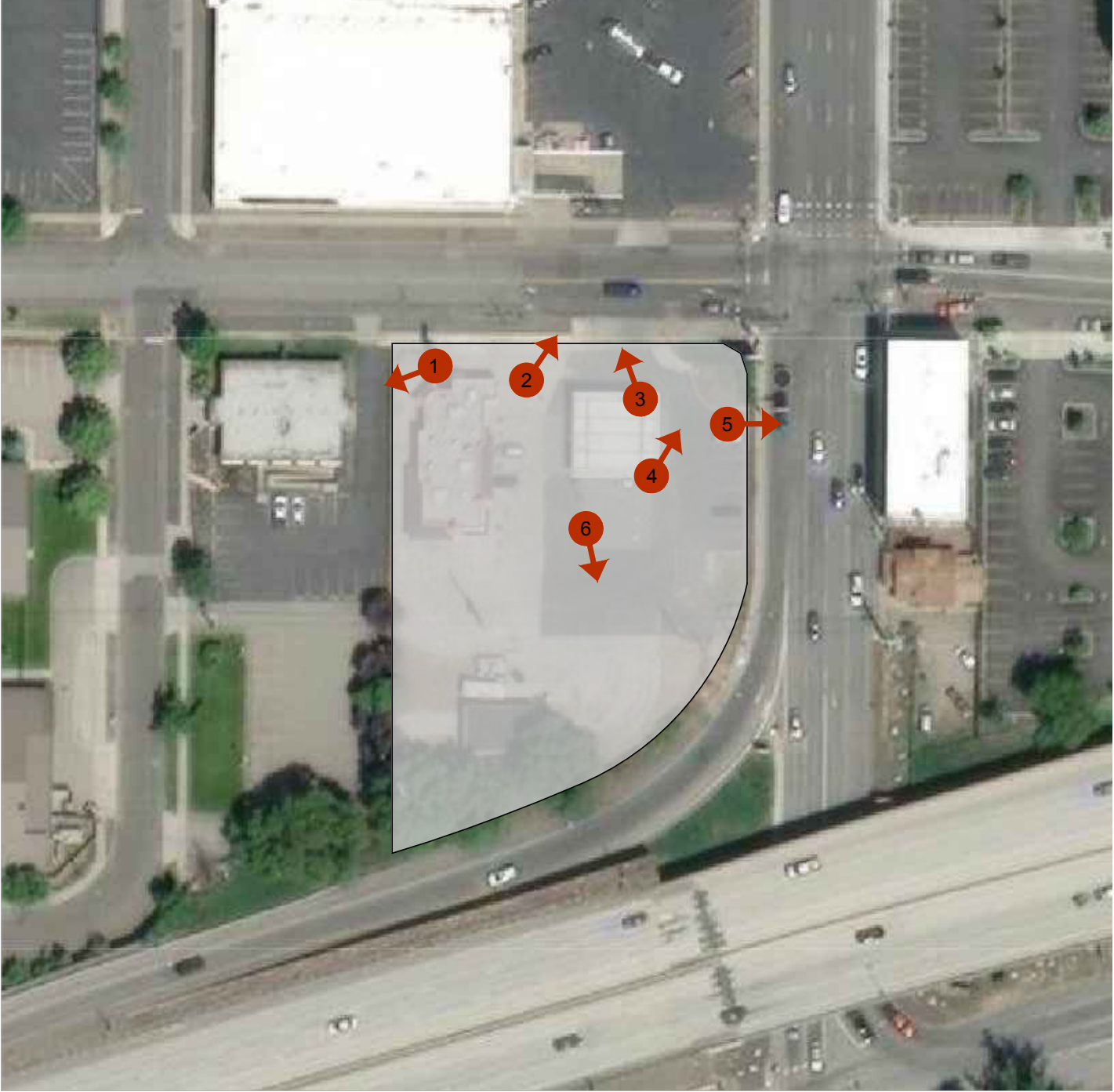
CITY COMPREHENSIVE PLAN, DOWNTOWN GUIDELINES

The Comprehensive Plan encourages urban growth and density to reduce

sprawl while maintaining access to open space and connection to natural features. The new building addition, exterior material revisions and landscaping will meet the City of Spokane Guidelines. Some of the requirements we will be meeting and enhancing include:

- Facade and transparency abutting the street.
- Parking between the main building and the adjacent street.
- Clear sidewalks with street trees.
- New LED lighting across the entire parking lot to unify and provide safety for pedestrians during dark hours.
- Pedestrian linkages through parking lot to a public access.
- Entrances that are appropriate for the scale of the building with overhangs and vehicular drive-through canopy
- Contemporary massing with, metal siding reveals and clear, defined cornice.
- Flat roofs that reference the surrounding architecture with a modulated parapet height.
- Homage to the transitional nature of the site, with color palette reminiscent of the Lower South Hill and a massing that alludes to the urbanity of a downtown corridor.

VIEWS FROM THE SITE



- ① View from Drive-thru facing West.
- ② View from Northeast parking lot facing North.
- ③ View from Northeast parking lot facing Northwest.
- ④ View from Fuel Canopy facing Northeast.
- ⑤ View from East Parking Lot facing East.
- ⑥ View from Center Parking Lot facing South.

VIEWS FROM THE SITE

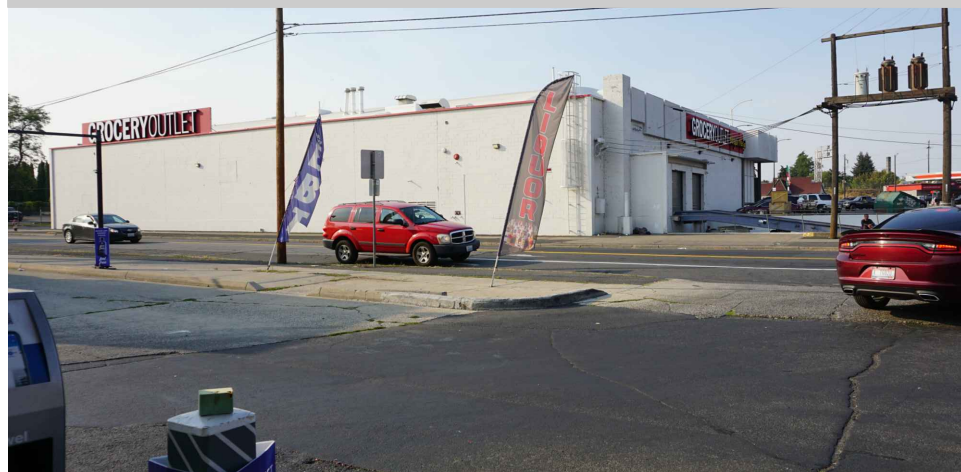
1 VIEW FROM DRIVE-THRU FACING WEST



2 VIEW FROM NORTHWEST PARKING LOT FACING NORTH



3 VIEW FROM FUEL CANOPY FACING NORTHWEST



4 VIEW FROM FUEL CANOPY FACING NOTHEAST



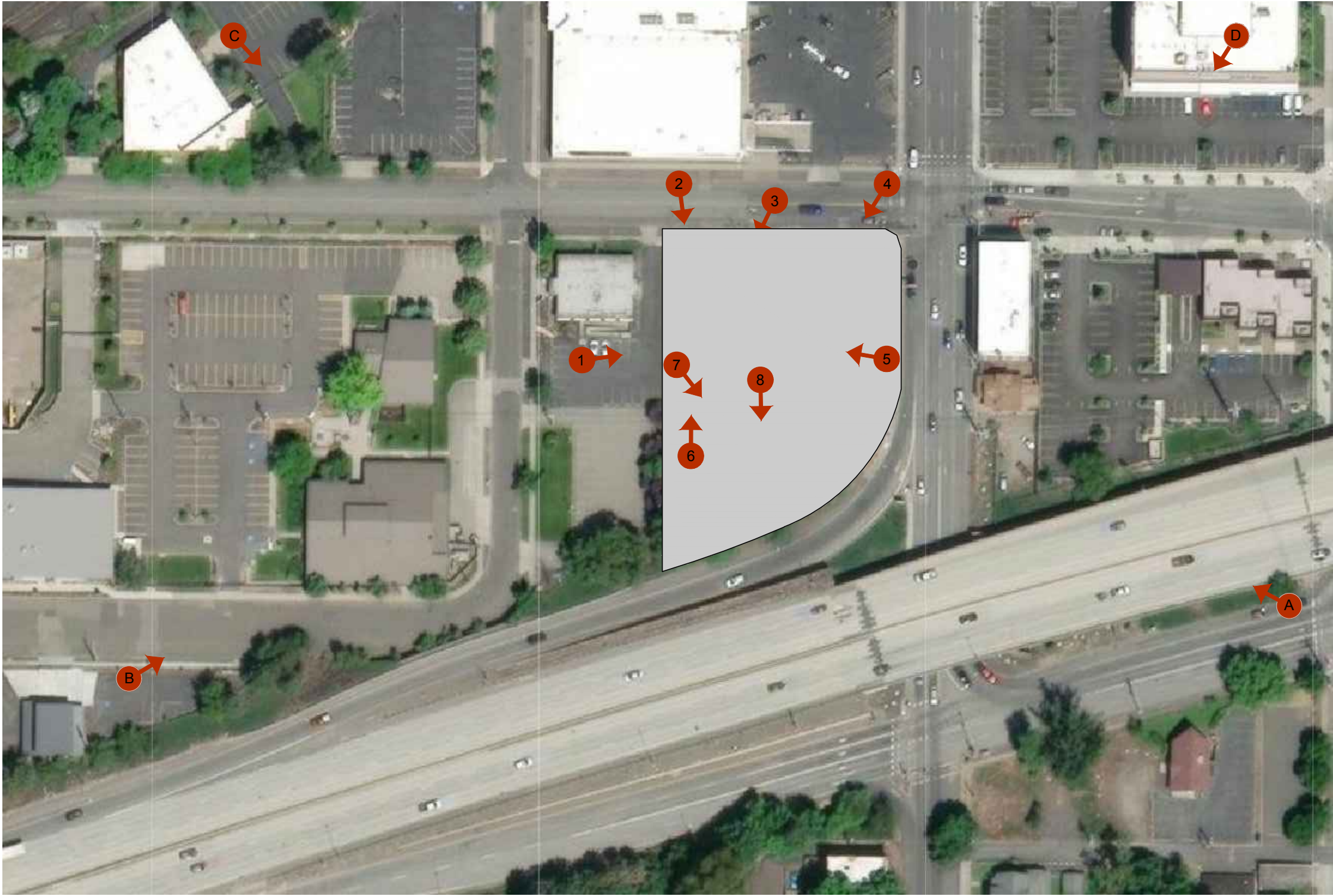
5 VIEW FROM EAST PARKING LOT LOOKING EAST



6 VIEW FROM CENTER PARKING LOT FACING SOUTH



EXISTING SITE VIEWS



STREET VIEWS

- ① View from Ash St facing East.
- ② View from 4th Ave facing South.
- ③ View from 4th facing Southwest.
- ④ View from Maple St and 4th Ave intersection facing Southwest.
- ⑤ View from Maple St facing West.
- ⑥ View from Southeast of site facing North
- ⑦ View from Drive-thru facing North.
- ⑧ View from South of Main Building facing South.

AERIAL VIEWS

- Ⓐ View from Southeast looking Northwest.
- Ⓑ View from Southwest looking Northeast.
- Ⓒ View from Northwest looking Southeast.
- Ⓓ View from Northeast looking Southwest.

VIEWS FROM THE STREET

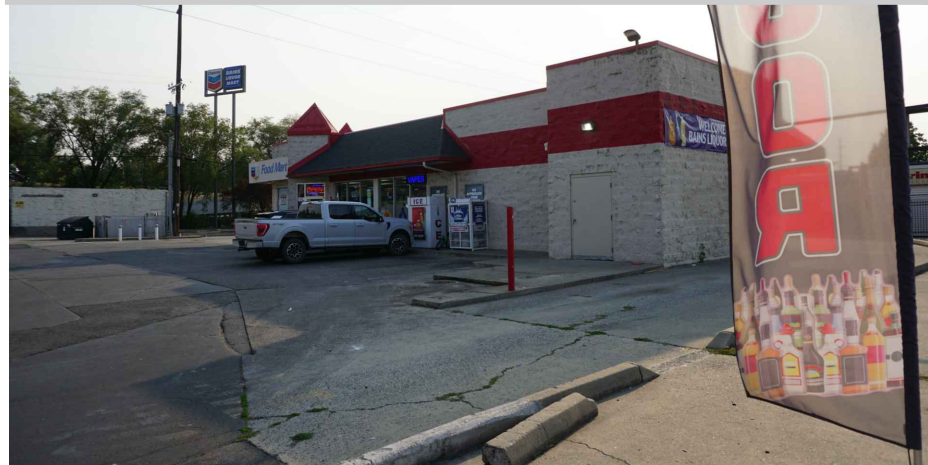
1 VIEW FROM ASH ST LOOKING EAST



2 VIEW FROM 4th AVE FACING SOUTH



3 VIEW FROM 4th AVE LOOKING SOUTHWEST



4 VIEW FROM MAPLE ADN 4th AVE INTERSECTION FACING SOUTHWEST



5 VIEW FROM MAPLE ST FACING WEST



VIEWS FROM THE STREET/SITE

6 VIEW FROM SOUTHEAST LANDSCAPE FACING NORTH



7 VIEW FROM SOUTH MAIN BUILDING FACING SOUTH

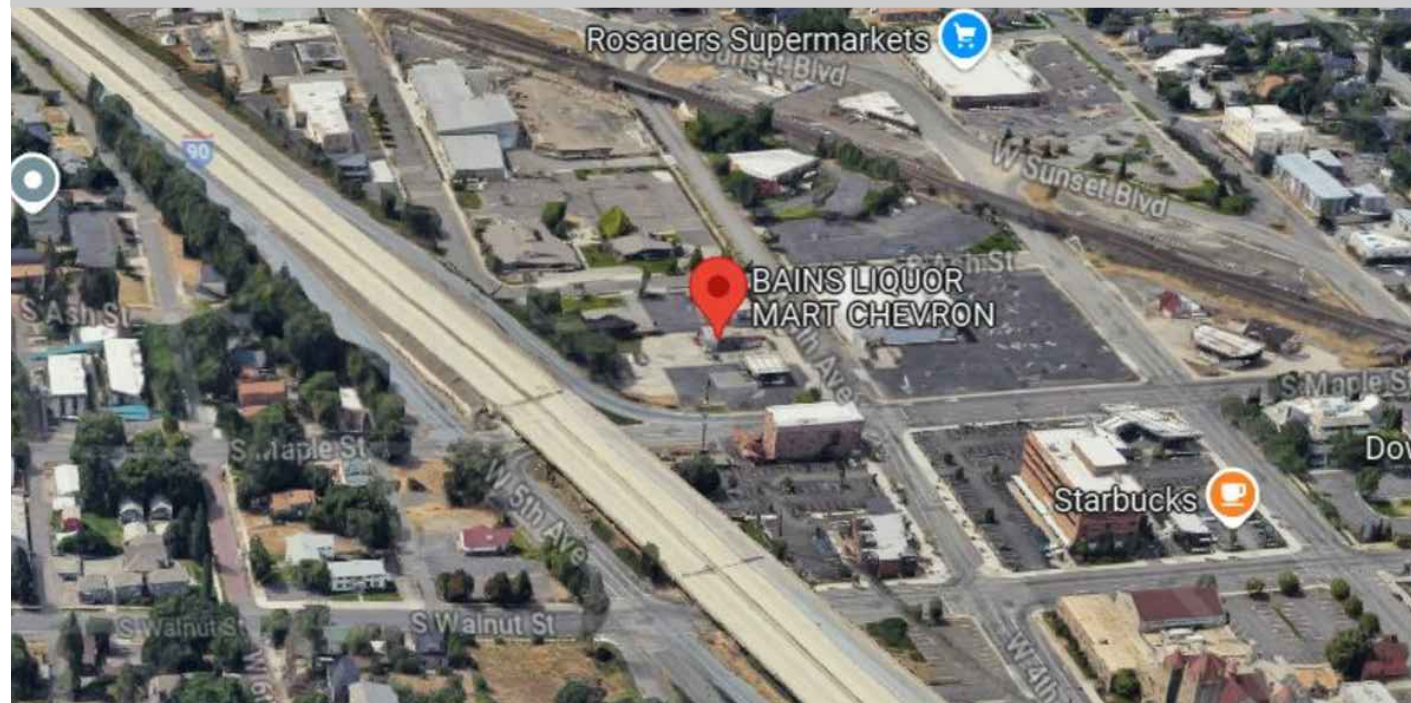


8 VIEW FROM DRIVE-THRU FACING SOUTH



AERIAL VIEWS

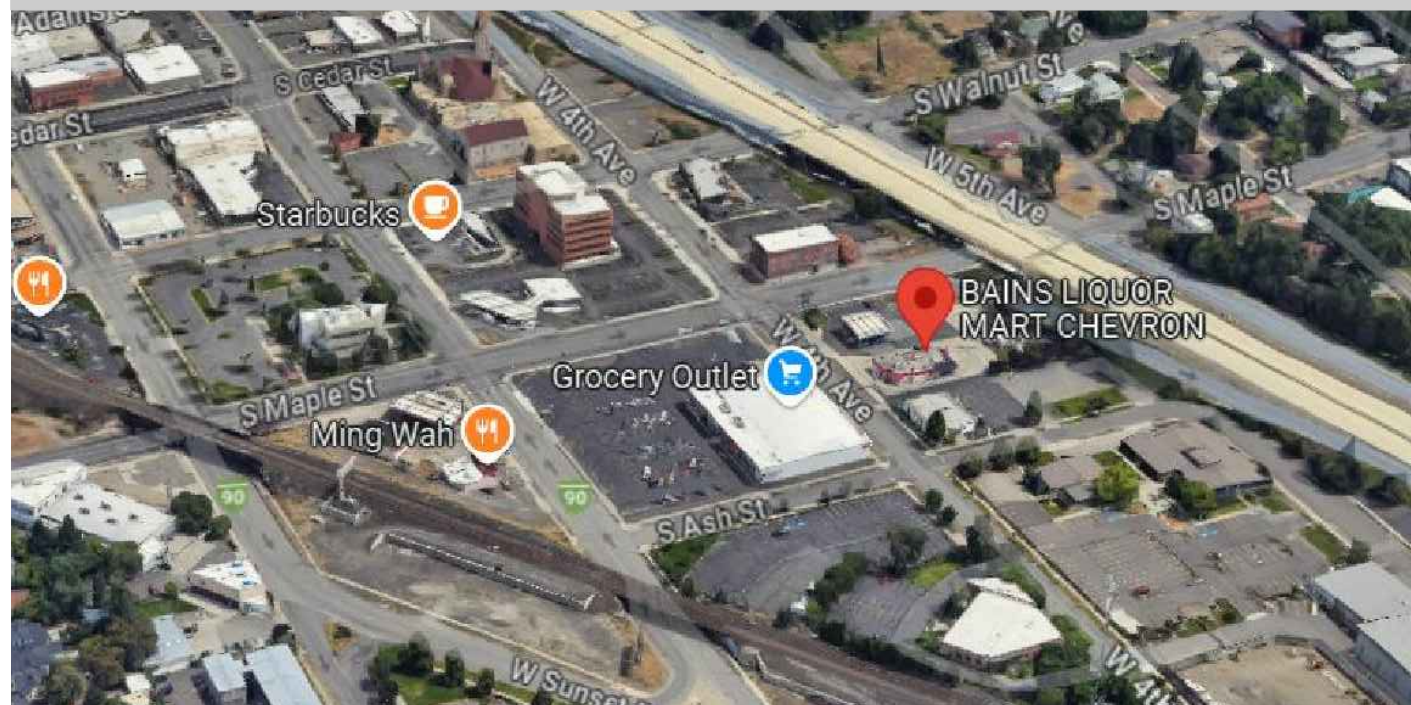
A VIEW FROM SOUTHEAST LOOKING NORTHWEST



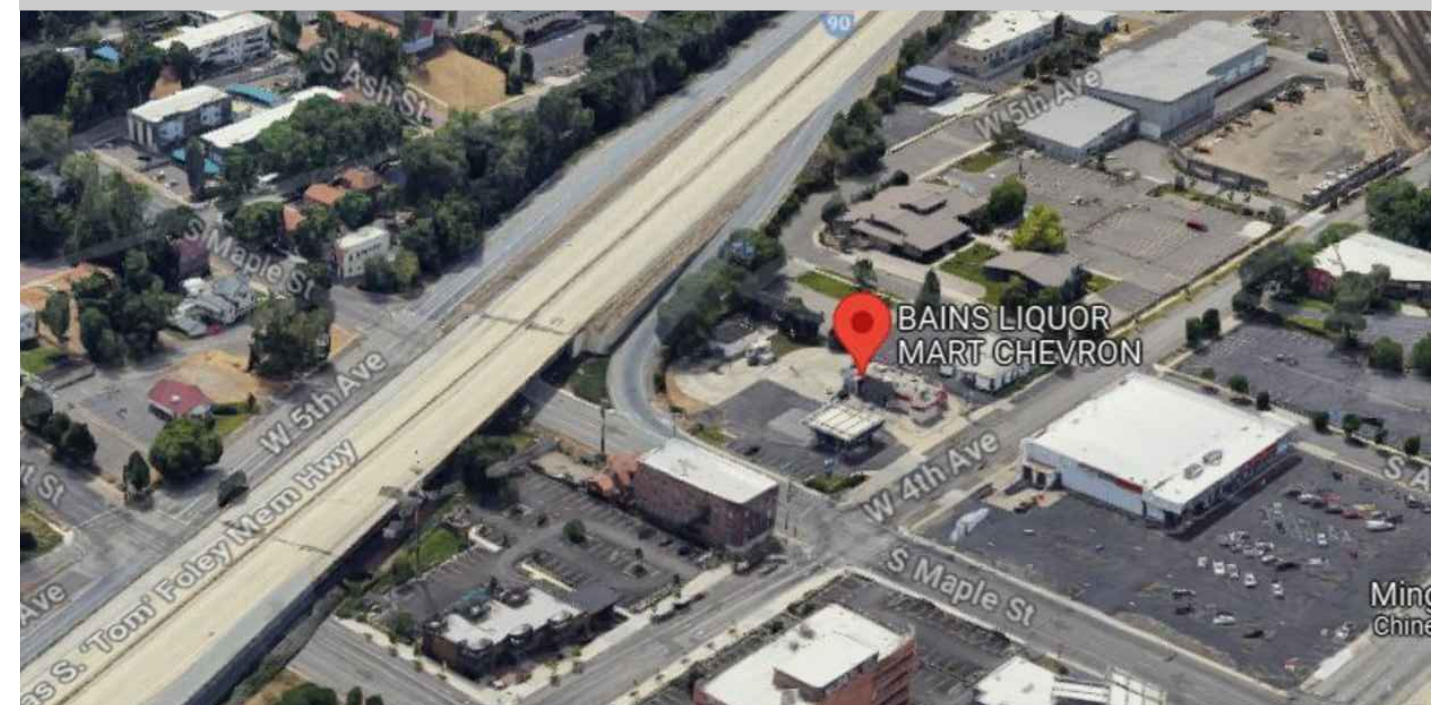
B VIEW FROM SOUTHWEST LOOKING NORTHEAST



C VIEW FROM NORTHEAST LOOKING NORTHWEST




D VIEW FROM SOUTHEAST LOOKING SOUTHWEST

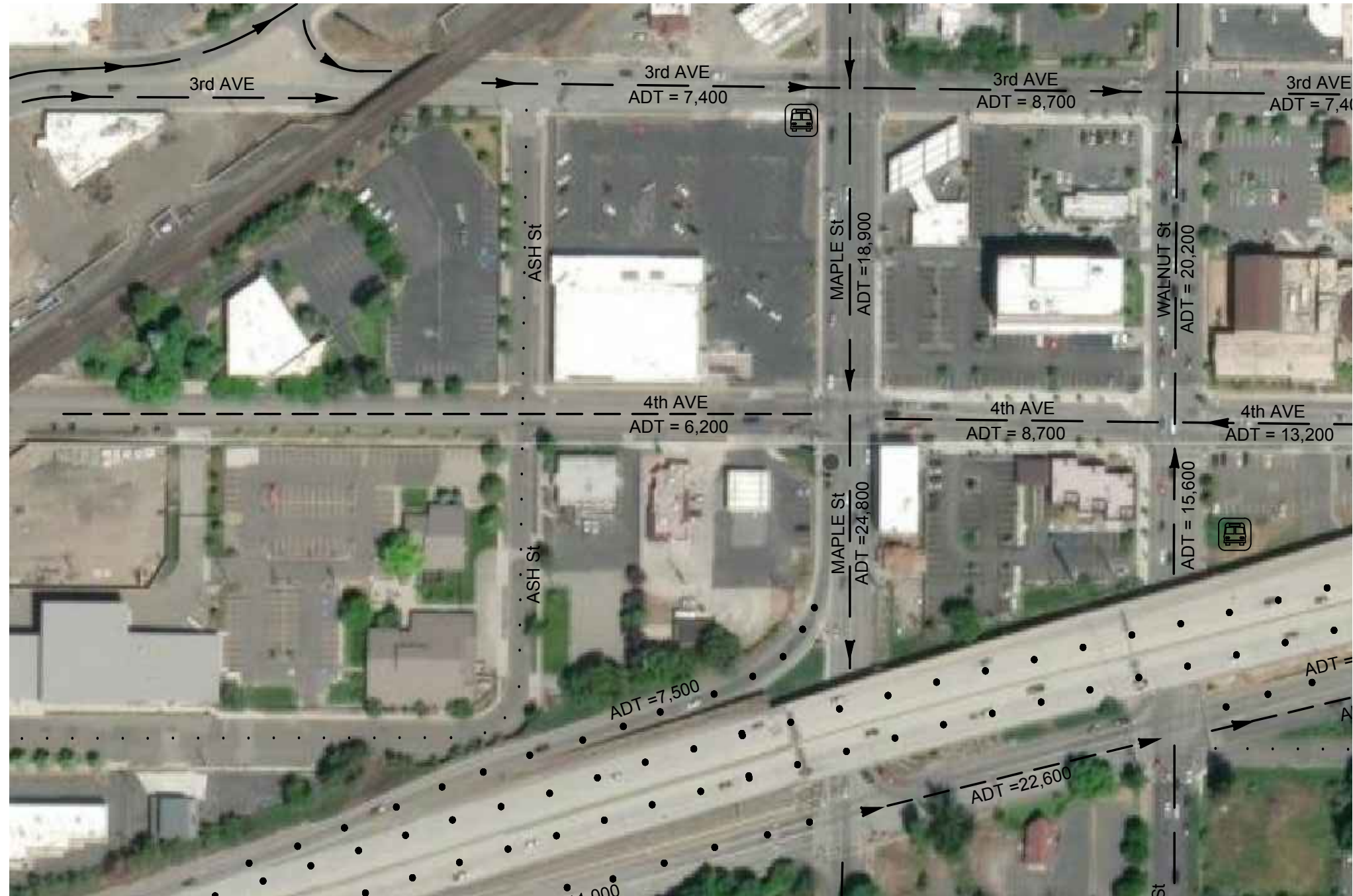


SITE CIRCULATION

MAP KEY

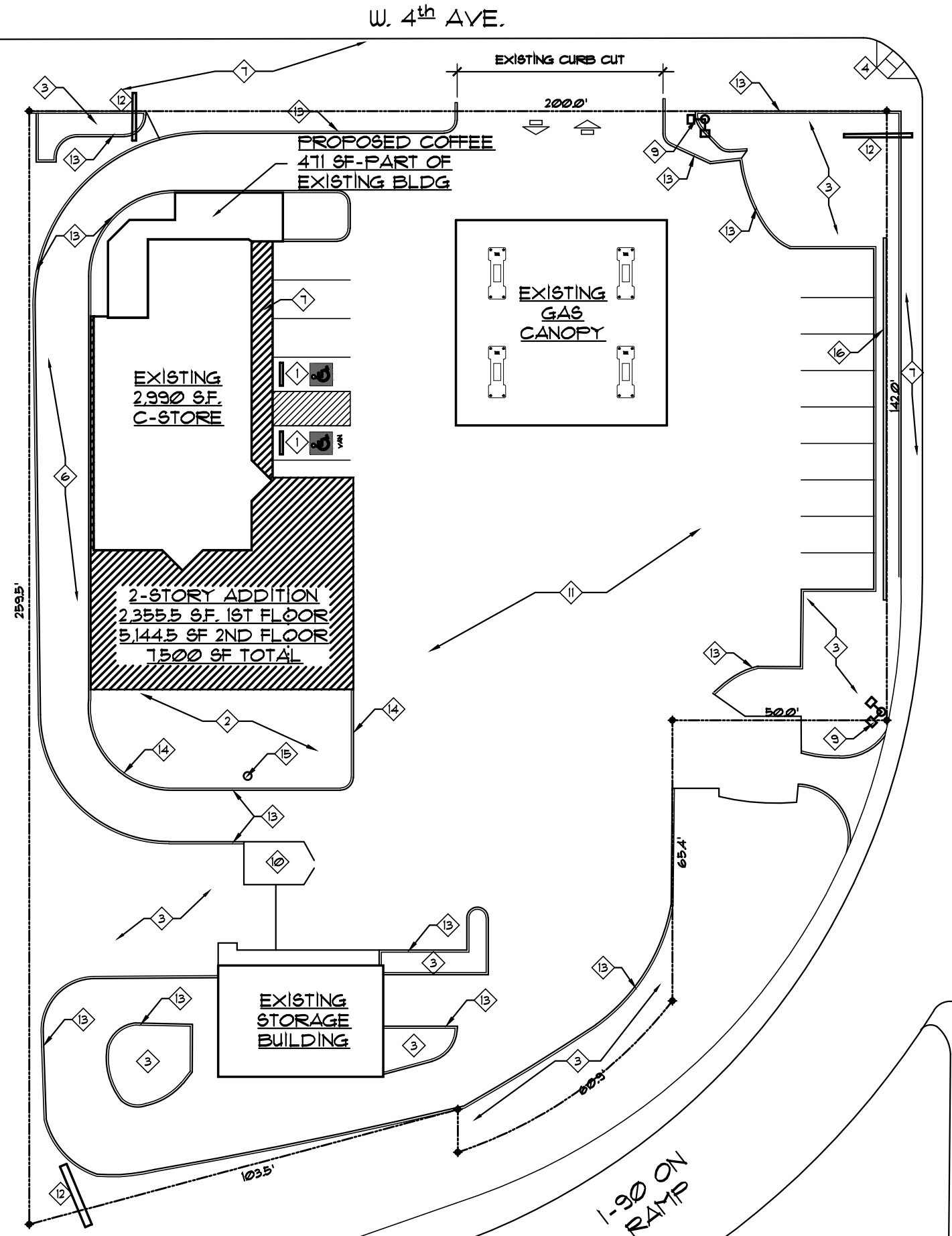
The highly visible site has a high amount of visibility and vehicular traffic. Providing safe access to the site is of utmost concern

- INTERSTATE
- — — MAJOR ARTERIAL
- - - - MINOR STREET
- LOCAL STREET
- — — PEDESTRIAN TRAFFIC
-  BUS STOP



CONCEPT SITE PLAN

SITE DESIGN



KEYED NOTES:

- 1 ADA STALLS.
- 2 NEW LANDSCAPING.
- 3 EXISTING LANDSCAPING TO BE REPLACES.
- 4 EXISTING ACCESSIBLE CURB CUT.
- 5 NEW ACCESSIBLE ROUTE.
- 6 EXISTING DRIVE-THRU
- 7 EXISTING CONC. SIDEWALK.
- 8 NEW CONC. SIDEWALK.
- 9 EXISTING POLE LIGHTS.
- 10 EXISTING DUMPSTER ENCLOSURE.
- 11 EXISTING PARKING LOT, TO BE SEALED AND RE-STRIPPED
- 12 EXISTING POLE SIGN
- 13 EXISTING 6" CURB
- 14 NEW 6" CURB
- 15 EXISTING POWER POLE
- 16 NEW 2'-6" TALL C.M.U. WALL
- 17
- 18

PROJECT INFORMATION:

Project Information:
 Construction consists of a new 2,355.5 SF addition to the main floor. Expanding the retail area of the existing convenience store and remodeling the north end of the building to provide for a drive-thru coffee stand. A new second floor addition of 5,144.5 SF that will be storage will be constructed.

Building Area:	1 st Floor Existing:	2,990 S.F.
	1 st Floor Addition:	2,355.5 S.F.
	2 nd Floor New:	5,144.5 S.F.
	New Total:	10,490 S.F.

Construction Type: V-A

Occupancy Group: M

Building Fully Sprinkled: No

Allowable Height: 50'-0", 3-STORY

Allowable Area: 14,000 SF PER FLOOR

Occupant Load: APPROX. 102 OCC.

Exiting: Required: 1
 Provided: 3

Parcel Number: 25241.3924

Legal description: CANNONS ADD LTS 1,2,3 AND 4; AND PTN LTS 9,1 0, AND 11 LYGNLY OF PSH NO 2; AND VAC ALLEY LYG BETWEEN LTS 2, 3,4,9,10AND 11; ALL IN BLK 16

Zoning: DTS

Lot Area: .96 / 42,000 S.F.

% Coverage: 25%

Parking Provided: 14

PLANTING CONCEPTS

AUTUMN GOLD MAIDENHAIR



PURPLE-LEAF WEEPING BEECH



DOUBLE PLAY GOLD SPIREA



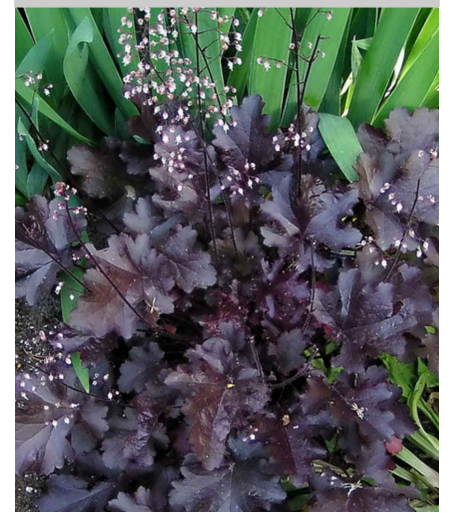
GOLDEN MOP



CHICAGOLAND GREEN BOXWOOD



BLACK BEAUTY CORAL BELLS



DWARF FOUNTAIN GRASS



WALKERS LOW CATMINT



CONCORDE JAPANESE BARBERRY



BABY LACE HYDRANGEA



RED WINGS CREEPING PHLOX



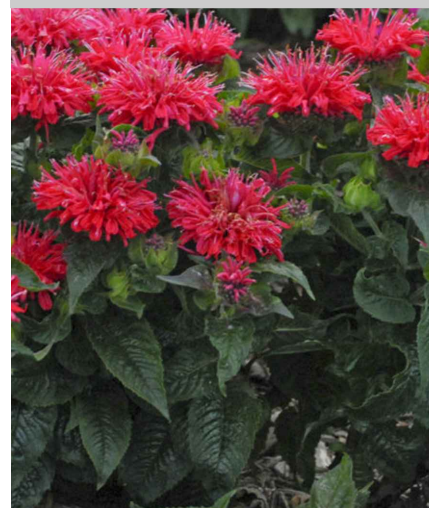
LITTLE BUNNY DWARF GRASS



WHITE ICEBERG SCHRUB ROSE



BEE BALM RASPBERRY WINE



WEE WILLIE BOXWOOD



WINTERGLOW BERGINIA

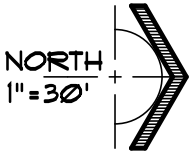


ICE DANCE SEDGE



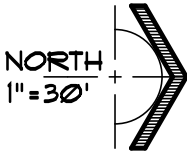
FIRST FLOOR PLAN SITE OVERLAY

PREFERRED CONCEPT



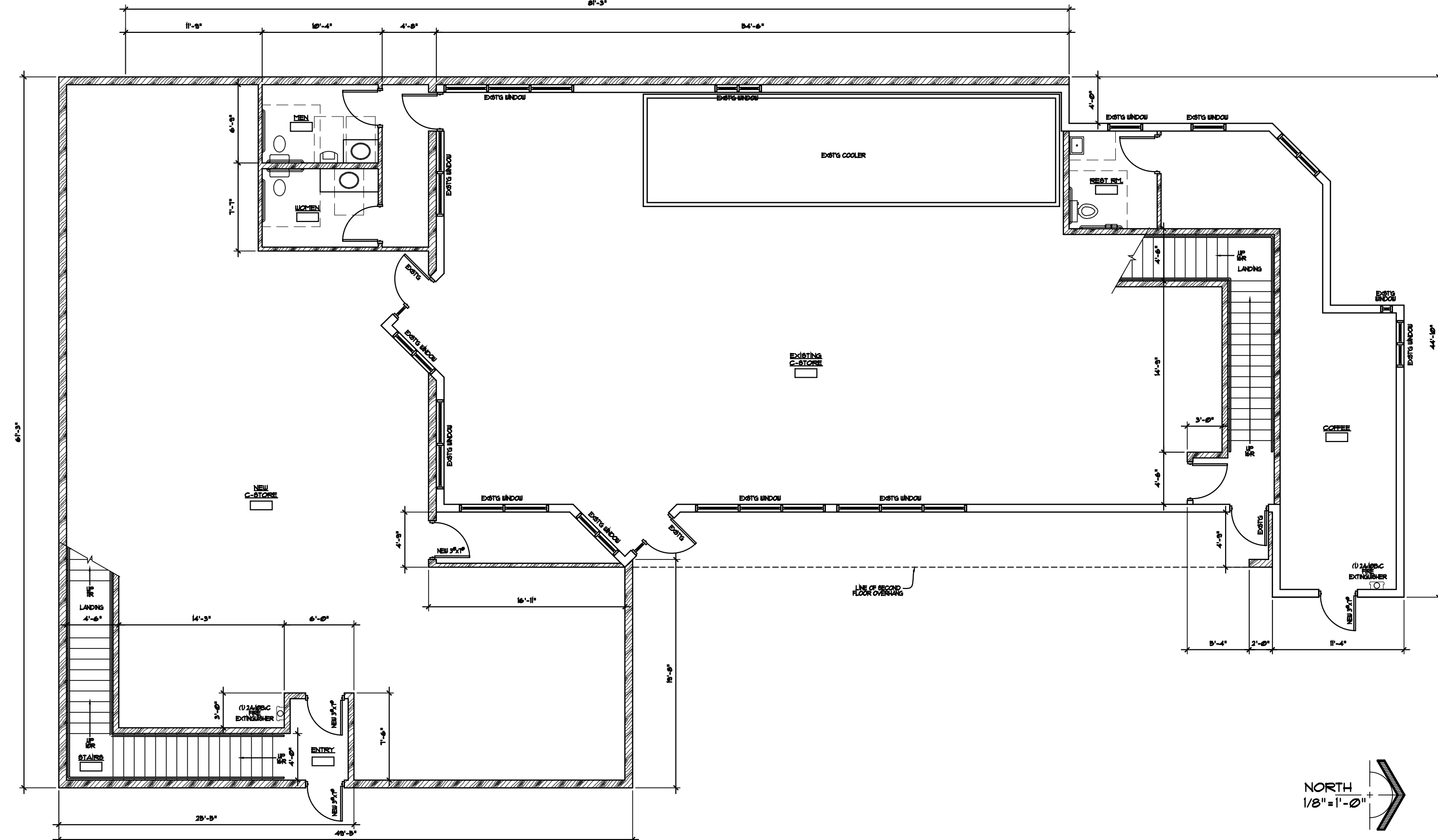
SECOND FLOOR PLAN SITE OVERLAY

PREFERRED CONCEPT



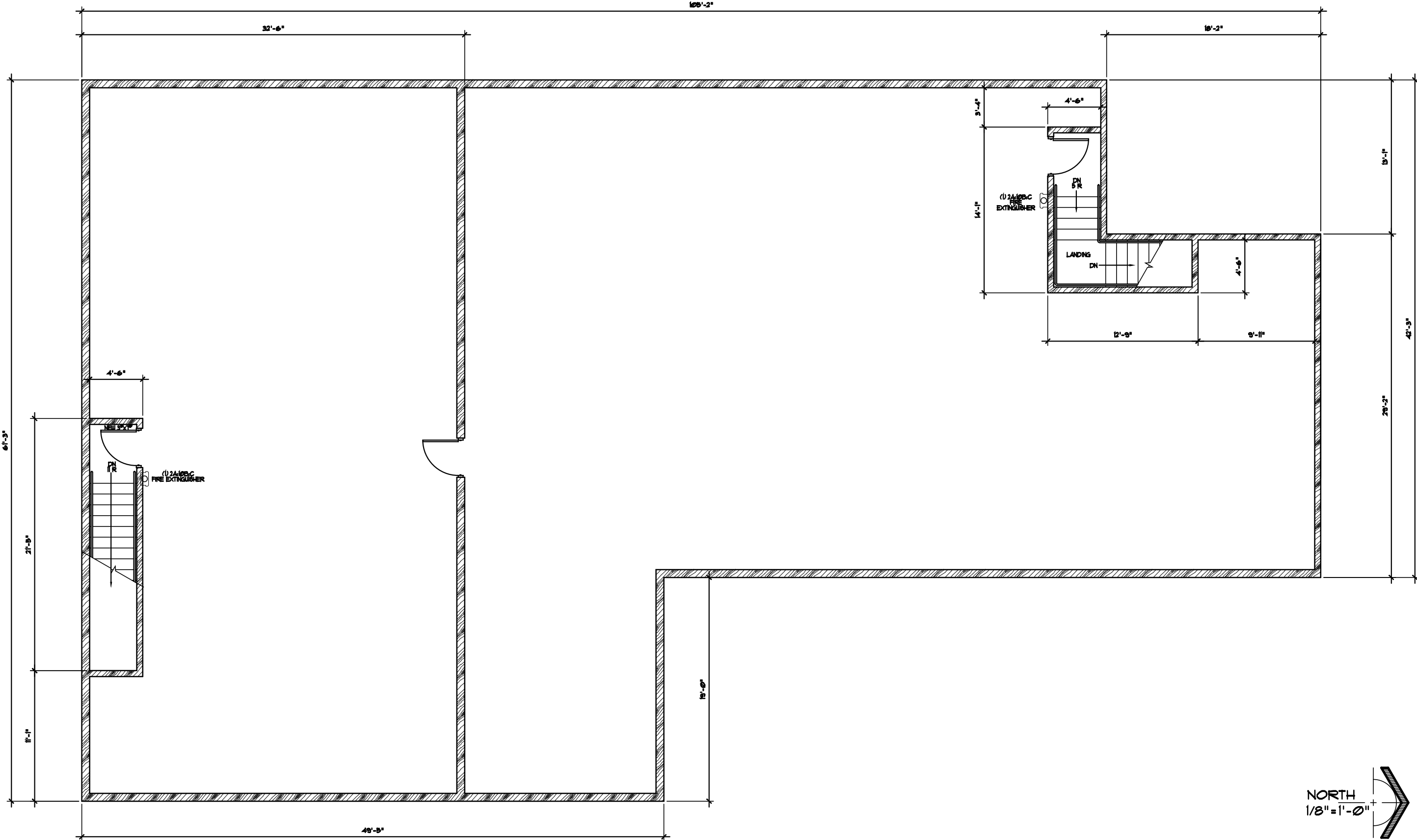
FIRST FLOOR CONSTRUCTION PLAN

PREFERRED CONCEPT



SECOND FLOOR CONSTRUCTION PLAN

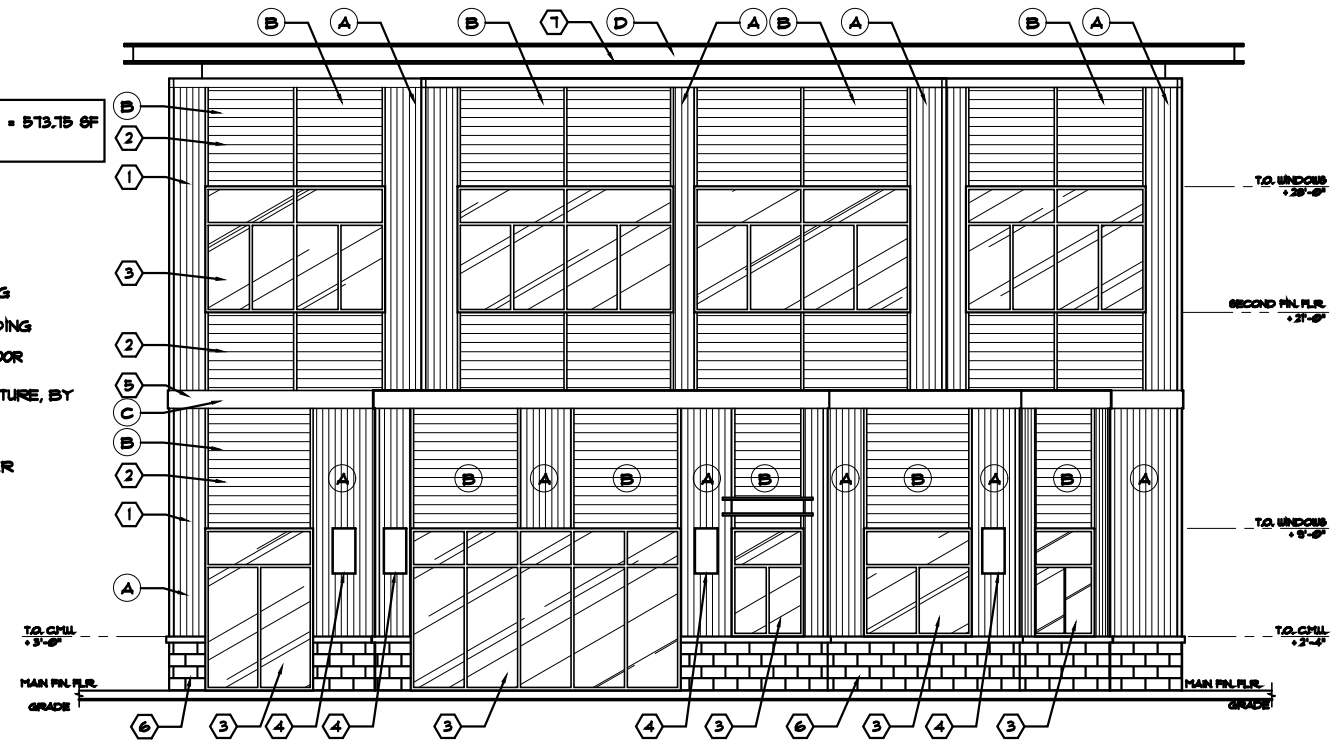
PREFERRED CONCEPT



ELEVATIONS

REQUIRED GLAZING: $192.50 \text{ SF} \times 30\% = 57.75 \text{ SF}$
 ACTUAL GLAZING: $576.80 \text{ SF} = 302\%$

- FACADE ARTICULATION**
- ① VERTICAL METAL SIDING
 - ② HORIZONTAL METAL SIDING
 - ③ STOREFRONT WINDOWS, SEE FLOOR PLAN AND WINDOW SCHEDULE
 - ④ DECORATIVE LIGHT FIXTURE, BY OWNER
 - ⑤ 12" BELLY BAND
 - ⑥ SPLIT FACE CMU VENEER
 - ⑦ LIGHTED PROJECTING PARAPET CAP
- DIFFERENT COLORS:**
- Ⓐ SLATE GREY
 - Ⓑ ASH GREY
 - Ⓒ BLACK
 - Ⓓ METALLIC SILVER

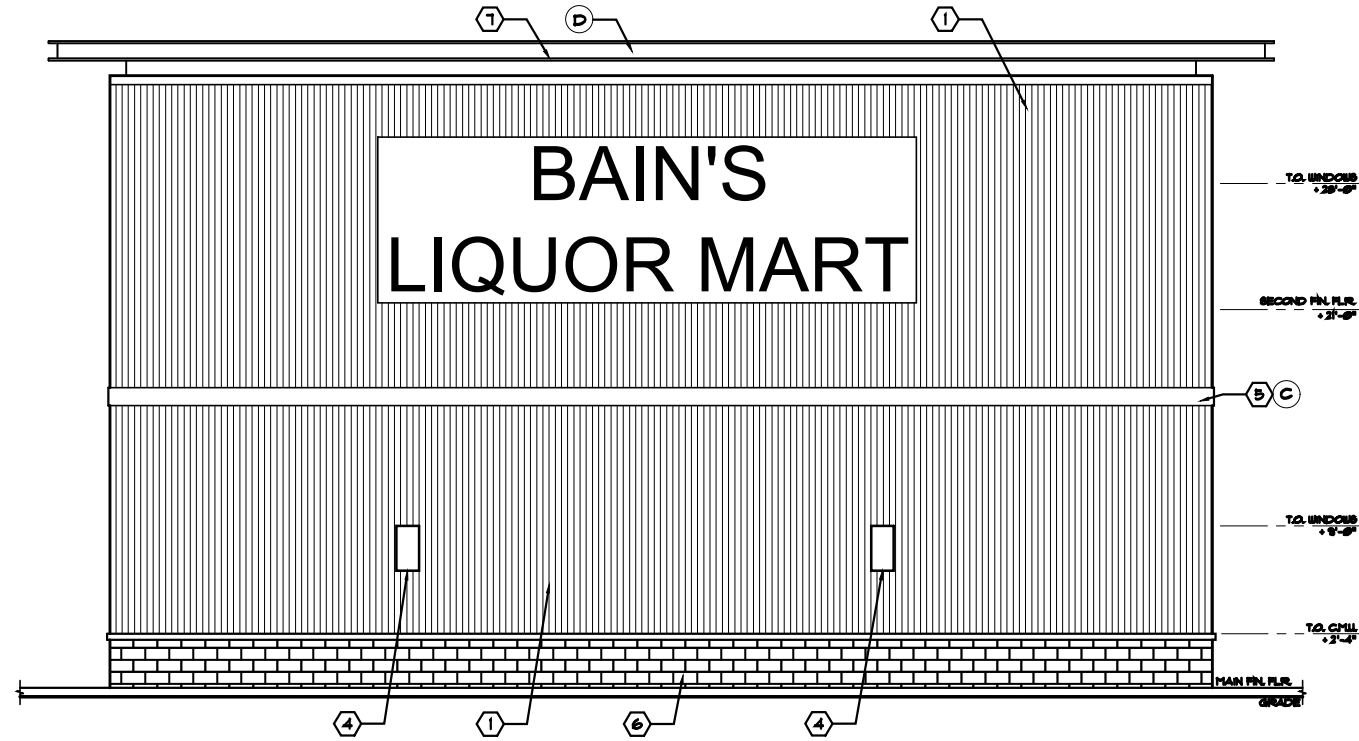


NORTH ELEVATION

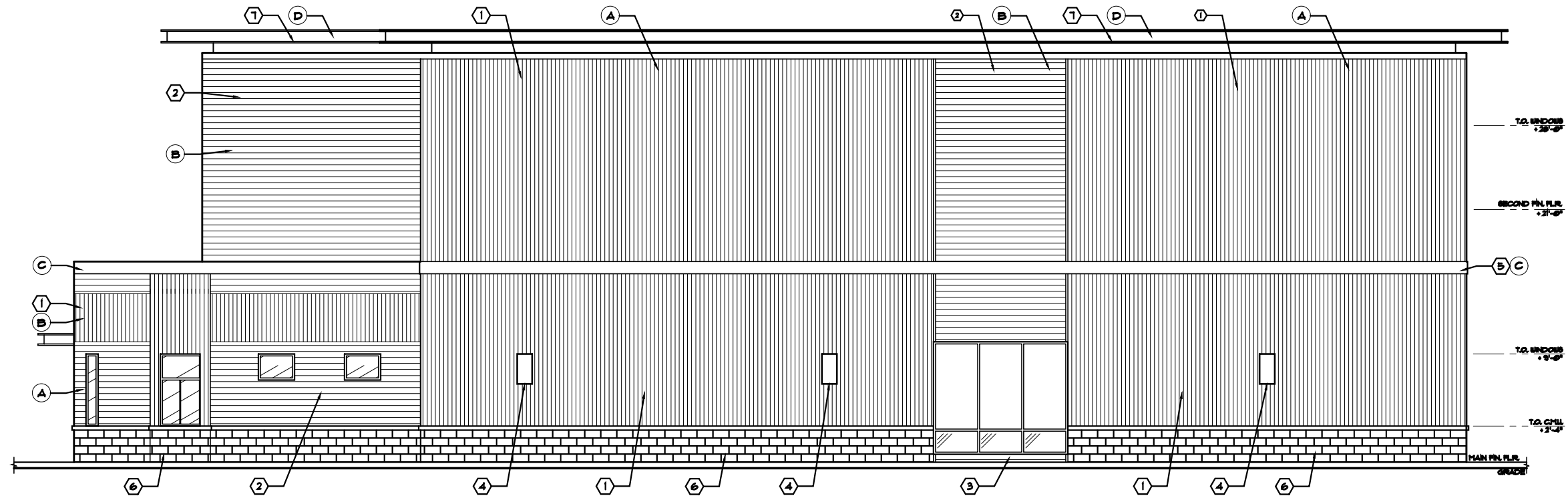


EAST ELEVATION

ELEVATIONS



SOUTH ELEVATION

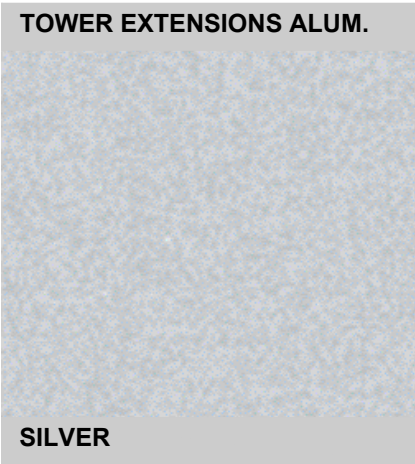
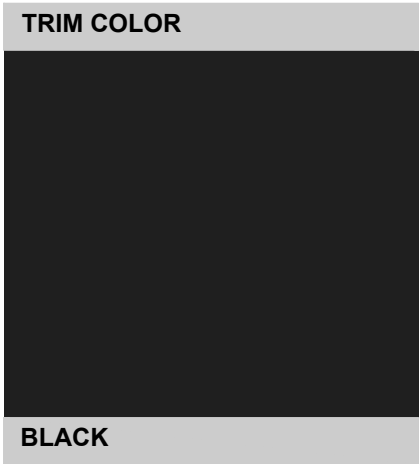
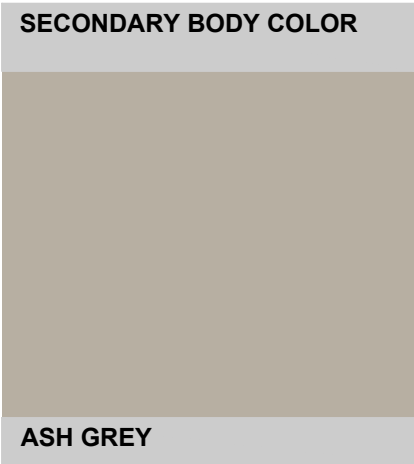


WEST ELEVATION

DESIGN DETAILS



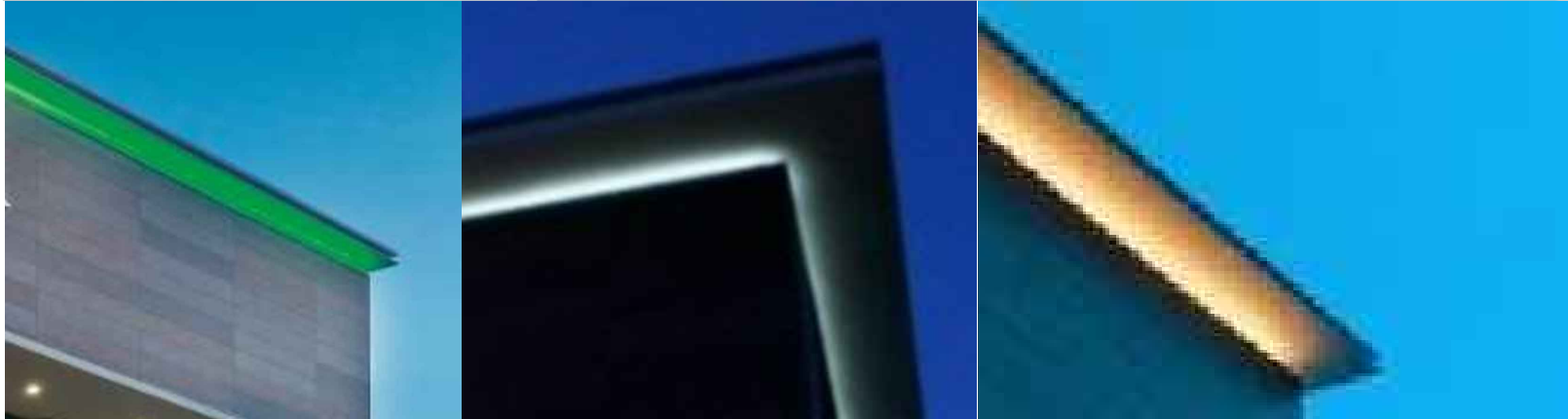
COLOR PALETTE



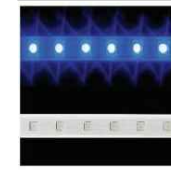
DESIGN DETAILS

EXTERIOR LIGHTING

LIGHT BANDING AT ROOF OVERHANG



ROOF LED LIGHTING



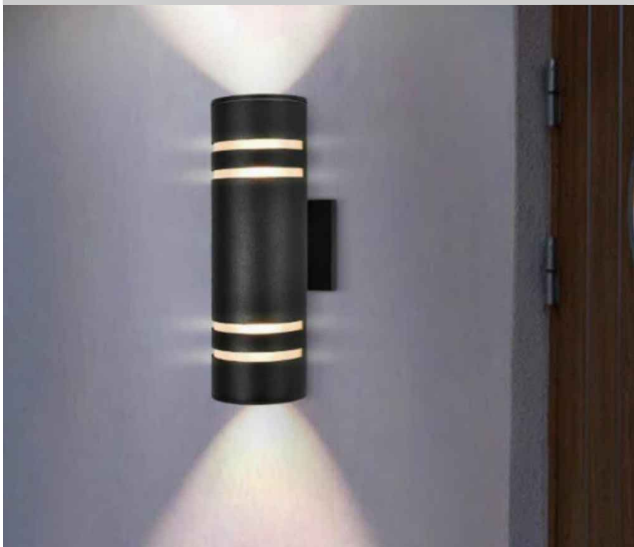
RGB 5050 LED Super Flat Rope, 60/m, with White Finish, by the 20m Reel
Product No.: SFR-RGB-W-20
SHIPS IN: 1 day, typically
View the Product Description Page for required parts, accessories, photos and videos.



CS120 LED Channel System Including Base and Top
Product No.: CS120
SHIPS IN: 1 day, typically
View the Product Description Page for required parts, accessories, photos and videos.



WALL WASHER LIGHTING



Appendix B: Additional Narrative provided by the applicant**BAINS LIQUOR MART**

The site is located at the southwest end of the city center on the corner of 4th Ave and Maple St which is one of the main exits out of city by way of a west bound on ramp to I-90. Maple Street is also a one way road heading south leading to the South Hill. The goal is to take the existing single story C.M.U. convenience store and design a 2-story addition and add a second story over the existing c-store bringing the total square footage to 10,490. We are proposing a full exterior redesign with new modern material. We propose to remove all existing landscaping and broken sidewalks along 4th Ave. and Maple St. and replace with new landscaping.

Enhancing the Building with Landscaping

The landscaping enhancements shall include:

- A. Create emphasized entries with decorative paving and lighting.
- B. Open areas created by building modulation will be distinctively landscaped.
- C. Building softening will be achieved by screening blank walls, and with terracing retaining walls.
- D. Street trees will be planted to the exiting pattern and specie of surrounding area.
- E. Extended low will be of the similar material found nearby.

A 2'-6" masonry fence will also be constructed 2'-0" off the back of the concrete sidewalk along Maple St. to block car headlights that are parked at the convenience store. A new pedestrian access to the public way will be installed. The exterior of the new two story building will receive metal siding of different forms, layout and color to break up the long walls.

Providing Attractive and Appropriate Lighting

In order to provide sufficient lighting for safety to create an ambience for the site yet not over light the site we will be using the following lighting strategies:

- A. Illuminated distinctive features of the building including the entries, signage, canopies, and architectural features of the build.
- B. Oriented outside lighting to minimize glare within the public right-of-way.
- C. Energy efficient lighting will also be used.

Designing for Personal Safety and Security

To help promote the safety for employees and customers visiting the site we have:

- A. Provided adequate lighting
- B. Retained clear lines of site into and out of entries and open spaces.
- C. Avoided architectural features that provided hiding spaces for criminal activity.
- D. Designed parking areas to allow natural surveillance by maintaining clear lines of sight for those who are parked there, for pedestrians passing by, and for occupants of nearby buildings.

Minimize the Presence of Service Areas

To minimize the visual affect and to help create prevent hazards to the public we have:

- A. Screened all mechanical equipment.
- B. Locate the opening so all service areas away from the sidewalk.

Design "Green" Parking

To reduce the impacts of motor vehicles and vehicular traffic to air, temperature, water; and improve the City's visual and environmental quality we have:

- A. Designed parking and stormwater collection system to work with natural grades.
- B. Directed parking and stormwater runoff into City approved infiltration areas and installed curb alternatives to allow for natural, unconcentrated flow areas.