



Design Review Board Agenda

Regular Meeting

Wednesday, September 24, 2025

5:30 PM

Hybrid – City Hall Lobby Tribal Conference Room / Microsoft Teams
808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - See Below for Information

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each | Citizens are invited to address the Design Review Board on any topic not on the agenda.

Board Briefing Session:

5:30 – 5:40	1. Call to order	Chair
	2. Roll Call	Chair
	3. Approve 12/11/2024 meeting minutes	All
	4. Chair Report	Chair
	5. Secretary Report	Secretary
	6. Approval of current agenda	All

Workshops:

5:40 – 7:00	1. Spokane Crisis Relief and Sobering Center	Ryan Shea, City of Spokane
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Adjournment: The next regularly scheduled DRB meeting is scheduled for Wednesday, October 8, 2025.

*Items denoted with an asterisk may include final action taken by the Board. Written public comments will also be accepted at designreviewboard@spokanecity.org on these items up to two hours prior to the start of the meeting. Verbal testimony may also be accepted during the meeting.

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. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ddecorde@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.

Spokane Design Review Board

Wednesday, September 24, 2025

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: 285 913 244 457 2

Passcode: UE2oq7Fr

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

Join with a video conferencing device

cityofspokane@m.webex.com

Video Conference ID: 118 173 811 9

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 323-618-1887](tel:+13236181887), [775222470](tel:+1775222470) United States, Los Angeles

Phone conference ID: 775 222 470#

[Find a local number](#)

Meeting ID:
285 913 244 457 2

Passcode:
UE2oq7Fr

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: designreviewboard@spokanecity.org. Written public comments will be accepted on these items up to one hour prior to the start of the meeting.

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 - Meeting Minutes Draft

Wednesday, December 11, 2024

City Council Briefing Center

Meeting called to order at 6:00 PM by Mark Brower.

Attendance:

- *Board Members Present:* Fernando Diaz, Mark Brower, Drew Kleman, Chuck Horgan, Grant Keller, Ryan Brodwater, Chad Schmidt
- *Board Members Not Present:* Robert Scarfo
- *Quorum Present:* Yes
- *Staff Members Present:* Spencer Gardner, Jackie Churchill, Tim Thompson

Public Comment:

- None

Briefing Session:

Chair Report - Mark Brower

- Welcomed new member, Fernando Diaz.

Secretary Report - Spencer Gardner

- Changes to format of agenda to keep it consistent for clerks across all boards and commissions.
- There had previously been a discussion potential to repeal Section 17C.111.450 regarding pitched roofs. Plan Commission also recommended repealing that section. That item went to Council and was repealed. The changes should happen in January.

Board Business:

Approval of Minutes: Minutes from the June 6, 2024 meeting approved with one abstention.

Changes to Agenda:

- No changes to the agenda

Workshops:

1. Collaborative Workshop for Bains Liquor Mart

- Staff Report: Jackie Churchill
- Applicant Presentation: Russell Page Architects
- Questions asked and answered
- Discussion ensued

2. Update and Discussion Regarding Design Review Board Staffing, Procedures, and Outlook

- Staff Report: Spencer Gardner
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 7:47 PM

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

DESIGN REVIEW
BOARD

FILE NO.DRB
Z25-533DRB

Spokane County Crisis Relief and Sobering Center

1 - Program Review/Collaborative Workshop

Design Review Staff Report

September, 2025



Staff:

Ryan Shea, Planner II

Tyler Kimbrell, Planner II

Planning and Economic
Development

808 W. Spokane Falls Blvd.

Spokane, WA 99201

Applicants:

Spokane County

1116 W Broadway Avenue

Spokane, WA 99260

Agent: Fernando Camargo,
Senior Architectural Designer,
Bernardo Wills

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Design Review Board Authority

Spokane Municipal Code Chapter 04.13 Design Review Board

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 public projects or structures 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 Chair will be forwarded to the Planning Director.

Project Description

Please see applicant's submittal information.

Location & Context

The Spokane County Crisis Relief and Sobering Center (SCCRSC) is planned for construction in Spokane, WA, strategically located adjacent to the Spokane Regional Stabilization Center.

The facility is being developed as a 16,000-square-foot center within a ±72,350 square foot property and will share select spaces with the existing stabilization center to streamline operations and patient care.

This area has a mix of institutional and commercial uses, reflecting its role as part of Spokane's growing network of behavioral health and public service facilities.

The site is within a General Commercial (GC-70) zone, which supports higher-intensity, community-serving development.

Adjacent Land Uses:

- Institutional and public facilities, including behavioral health and stabilization services.
- Commercial and service uses along nearby arterials, supporting a mix of employment and service-oriented activities.
- Residential neighborhoods one block away to the north and west.

Street/Transportation Notes:

The project benefits from excellent multi-modal transportation connectivity:

Roadway Network

- Boone Avenue, a multi-lane arterial providing high visibility and efficient access for vehicles, first responders, and delivery services.
- Cedar Street, a two-way street that supports safe pedestrian entry and public access.

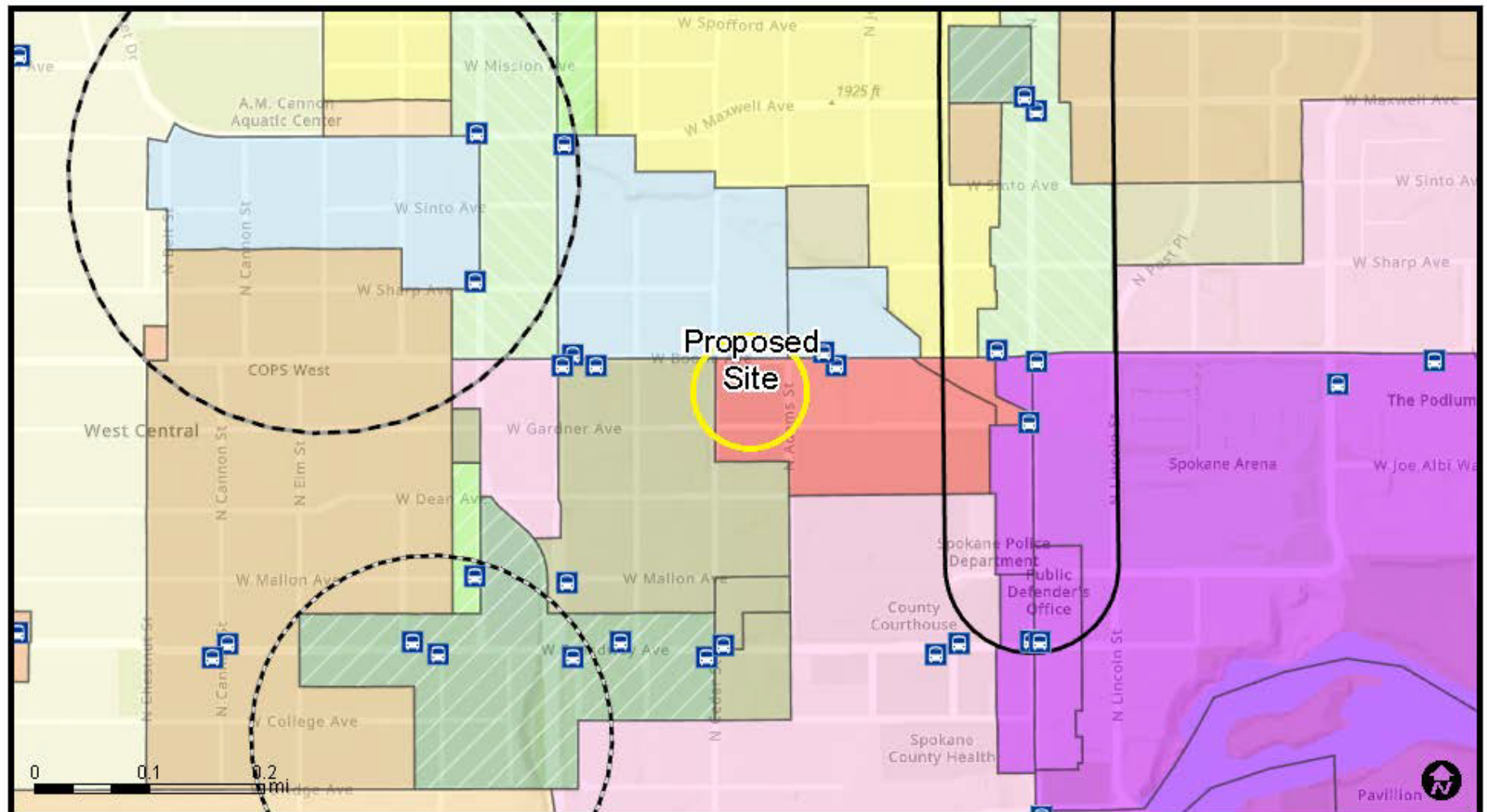
Transit Access

- Existing STA bus stops are located within proximity, ensuring direct transit access for clients, staff, and visitors.
- The project emphasizes pedestrian connections from the plaza entry to surrounding transit facilities, aligning with Spokane's Complete Streets principles.

Pedestrian and Bicycle Facilities

- The site integrates accessibility with clear, barrier-free connections from public spaces to the facility entrance.
- The surrounding streetscape improvements, including lighting, sidewalks, and landscaping, enhance safety and usability for people walking or biking.
- Proximity to Spokane's broader bike and pedestrian network supports non-motorized access.

Spokane Crisis Relief and Sobering Center



Legend

City of Spokane Boundary	District Center	City Zoning	Community Business	Downtown South	Neighborhood Retail	Residential High Density
STA Bus Stop	Employment Center	Center and Corridor Type 1	Downtown Core	Context Area 1	Office	Residential Multifamily
Centers and Corridors	Neighborhood Center	Center and Corridor Type 2	Downtown University	General Commercial	Office Retail	Residential 2
Corridor		Mixed Use Transition-CC4	Downtown General	Heavy Industrial	Residential Agricultural	Residential 1
			Light Industrial			World_Hillshade

City of Spokane GIS



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, street lines, etc.

Regulatory Analysis

Zoning Code Requirements

Use: The proposed use is classified as “Community Service” and is listed as a Permitted (P) use in the General Commercial zone.

Zoning: General Commercial – 70 (GC-70)

Adjacent Zoning:

- North: Light Industrial (LI)
- East: GC-70
- South: GC-70
- West: Office (O-35)

Max Height: 70’

Setbacks: Minimum of 0’. No maximum.

Landscaping/Street Trees: Required on all street frontages that are being altered.

The applicant will be expected to meet all zoning code requirements. The zoning code requirements within this staff report are not a comprehensive list of 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. “While Design Standards and Design Guidelines are similar in that they are both about a project’s design, they differ mostly in that the standards are mandatory obligations applied to that project – while guidelines are a list of relevant subjects, and examples, intended to improve the design of any project subject to design review” (Design Guidelines for Public Projects, p. 4).

Design Guidelines

Public Project Design Guidelines:

The SCCRSC is subject to the Public Project Design Guidelines. [Public Project Design Guidelines](#).

Section A: Urban Design

Section	Title	Summary of Alignment
A-1	360-degree Design	The project appears to engage the Boone Ave and Cedar St sides of the site with clear pedestrian connections and screened service areas. It is unclear if the

		Adams St façade is similarly taken into consideration.
A-2	Provide a Sustainable Framework	Compliance with energy efficiency standards, CPTED principles, and native landscaping. Sustainable operations and environmental stewardship are incorporated but could be expanded with on-site renewable energy systems.
A-3	Accommodate the Multi-Modal Transportation Network	Adequate access for pedestrians, bicycles, and transit users via nearby STA routes. Vehicular access for first responders is well-separated, minimizing conflicts. No dedicated bicycle parking was noted; adding this would strengthen multi-modal support.
A-4	Design for Change	The facility's modular design and flexible internal spaces allow for future adaptations in service delivery and operations.

Section B: Site and Public Realm

Section	Title	Summary of Alignment
B-1	Provide Elements that Define the Place	The plaza along Cedar Street and integration of public art and placemaking elements help establish the center as a civic anchor.
B-2	Provide Context	Application denotes

	Sensitive Signage and Lighting	clear signage that integrates with Spokane's civic identity. Pedestrian-scale lighting supports safety and complements the streetscape.
B-3	Design for Personal Safety and Security	CPTED strategies are applied throughout with clear sightlines, lighting, and entryway access control.
B-4	Universal Design	Application appears to include barrier-free pedestrian connections, accessible entries.
B-5	Provide Inviting and Usable Open Spaces	The plaza space creates a welcoming entry zone; however, outdoor areas for public interaction are limited beyond the entry and internal courtyards. The application specifies that this is to reduce potential loitering.
B-6	Enhance the Building and Site with Landscaping	Landscaping uses native and adaptive plantings for water efficiency and visual quality.

Section C: Pedestrian Environment

Section	Title	Summary of Alignment
C-1	Reinforce Primary Building Entries	The Cedar Street entry is prominent, transparent, and clearly marked for clients and visitors.
C-2	Develop Pedestrian-Oriented Spaces Along Street Frontages	The design maintains an active edge with open sightlines, landscaping, and pedestrian

		connections.
C-3	Provide High Quality Walkable Design for the Public Realm	Street frontage improvements, lighting, and clear sidewalks enhance walkability and public experience.
C-4	Design Facades at Many Scales	Façade treatments provide human scale and detail at pedestrian level.
C-5	Provide Appropriate Weather Protection	Limited weather protection noted beyond the entry plaza; expanding canopies or awnings could improve pedestrian comfort.
C-6	Enhance Alleyways	Not directly applicable; no alleys are adjacent to the site.

Section D: Architectural Expression

Section	Title	Summary of Alignment
D-1	Create Transition in Bulk and Scale	The building height and massing are compatible with the surrounding commercial and institutional context.
D-2	Design a Well-Proportioned and Unified Building/Structure/Site	The architecture integrates materials and forms that unify old and new structures.
D-3	Maintain the Prevailing Street Edge	The zero-lot-line design along Boone Avenue supports an active engagement to the street.
D-4	Design with a Legible Parti	The plan appears to have clear design progression.

D-5	Enhance the Skyline	The building enhances the Boone Avenue corridor, though height and mass remain modest, minimizing skyline prominence.
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Section E: Access and Screening

Section	Title	Summary of Alignment
E-1	Maximize Pedestrian Access to the Building and Site	Clear pedestrian pathways from sidewalks to the main entry appear to achieve high accessibility standards.
E-2	Minimize the Impact of Parking Facilities Along Street Frontages	Parking is not a primary feature; first responder access could be improved with additional landscaping to improve visual quality from Boone Ave and Adams St.
E-3	Minimize the Presence of Service Areas	Service and utility areas are screened with landscaping and enclosures.
E-4	Design Sustainable Parking	Public parking is minimal. The first responder entryway could benefit from additional landscaping.

City of Spokane Comprehensive Plan

[Comprehensive Plan link](#)

City of Spokane Comprehensive Plan Policy DP 6.7 - Design Standards for Public Projects and Structures.

Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

LU 2 Public Realm Enhancement

Goal: Encourage the enhancement of the public realm.

LU 2.1 Public Realm Features

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

DP 3 Function and Appearance

Goal: Use design to improve how development relates to and functions within its surrounding environment.

Design Standard Code

Design standards are requirements that the applicant must meet during the administrative permit review process. While the Board does not have the ability to waive or modify them, we are including the applicable design standards here to help the Board and Applicant understand the totality of design-related requirements. At the end of each code section is a short staff analysis discussing if the requirements are generally met. These comments do not serve as a formal review of the application and the applicant is still required to submit all materials to complete a formal application review.

[Section 17C.120.500](#) Design Standards Implementation

- A. The design standards and guidelines found in SMC 17C.120.500 through [17C.120.580](#) follow [SMC 17C.120.015](#), Design Standards Administration. Except as provided in subsection (B) of this section, 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.
- B. Residential development in Commercial Zones is subject to the residential design standards of SMC 17C.111.300-465 that are applicable to the proposed housing type.

Section 17C.120.510 Ground Floor Windows – Building Design

A. Purpose.

In the O, OR, NR, NMU, CB and GC zones, blank walls on the ground level of buildings are limited 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 Amounts of Window Area.

These provisions apply to nonresidential building facades between two feet and ten feet above the level of the adjacent sidewalk, walkway or ground level.

1. 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 with clear, “vision” glass allowing views into the interior. Display windows may be used to meet half of this requirement. (P)
2. 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 an arterial street designated on the arterial street plan shall be comprised of windows with clear, “vision” glass allowing views into the interior. Display windows may be used to meet half of this requirement. (R)
3. For portions of facades that do not have windows, see guidelines for treating blank walls, [SMC 17C.120.570](#). (R)

Staff Analysis: The applicable façade in this case is the Northern-facing façade. The fenestration percentage, according to the calculations provided by the applicant, are measured at 36% which would meet the Requirement (R) of 30% but would have to supply rationale for overcoming the Presumption (P) of 50%. The applicant states on the Envelope Analysis sheet of their submittal that “The schedules provide a quantitative breakdown of the envelope strategy. This analysis intends to get us as close as possible, due to the programmatic nature of this facility, to compliance with Design Guidelines for public projects and support an envelope design that minimizes heat loss, reduces drafts, and improves long-term operational efficiency.”

Section 17C.120.520 Base/Middle/Top – Building Design

A. Purpose.

To reduce the apparent bulk of the buildings by providing a sense of “base” and “top.”

B. Base/Middle/Top Implementation.

1. Buildings shall have a distinct “base” at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. (P)

2. The “top” of the building shall be treated with a distinct outline with elements such as a projecting parapet, cornice, or projection. (P)

Staff Analysis: Through the use of different textures/materials, it appears that this standard is being met on all facades.

Section 17C.120.530 Articulation – Building Design

A. Purpose.

To reduce the massiveness of larger buildings.

B. Articulation Implementation.

1. Facades longer than fifty feet shall be broken down into smaller units through the use of offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs and other elements of the building's mass. Simply changing materials or color is not sufficient to accomplish this. (R)
2. Articulation shall be provided along facades visible from the street, as well as from neighboring residential areas. (P)

Staff Analysis: The north and west-facing facades appear to be meeting this requirement with a variety of implementation of articulated elements. The east-facing façade has a step near the south end of the proposed structure that appears to meet the requirement.

Section 17C.120.540 Prominent Entrance – Building Design

A. Purpose.

To ensure that building entrances are easily identifiable and clearly visible from roads and sidewalks.

B. Prominent Entrance Implementation.

1. Principal entry to the store/building shall be marked by at least one element from Group A and one element from Group B: (R)
 - a. Group A.
 - i. Large entry doors.
 - ii. Recessed entrance.
 - iii. Protruding entrance.
 - b. Group B.
 - i. Canopy.
 - ii. Portico.
 - iii. Overhang.

2. Weather Protection.

Some form of weather protection shall be provided over the entry. (P)

Staff Analysis: The design, as shown on the “Project Vision” (PDF p. 13) in the application, appears to meet the requirements of B-1-a Group A and Group B.

[Section 17C.120.550](#) Ground Level Details – Building Design

A. Purpose.

To ensure that buildings along any street display the greatest amount of visual interest and reinforce the character of the streetscape.

B. Ground Level Details Implementation.

1. Ground level of building shall be pedestrian-friendly in scale, expression and use of materials. (R)
2. Ground floor of the buildings shall have at least three of the following elements: (P)
 - a. Large windows.
 - b. Kickplates for storefront window.
 - c. Projecting sills.
 - d. Pedestrian scale signs.
 - e. Canopies.
 - f. Plinth.

Staff Analysis: The proposed structure appears to meet these standards.

[Section 17C.120.560](#) Roof Expression – Building Design

A. Purpose.

To ensure that rooflines present a distinct profile and appearance for the building.

B. Roof Expression Implementation.

Buildings with flat roofs shall have portions with pitched roofs, extended parapets or projecting cornices to create a prominent edge when viewed against the sky, especially to highlight major entrances. (P)

Staff Analysis: Much of the building is lacking the required features. However, the entrance is highlighted by some of these elements. A portion of this requirement appears to be met.

[Section 17C.120.570](#) Treating Blank Walls – Building Design

A. Purpose.

To mitigate blank walls by providing visual interest.

B. Treating Blank Walls Implementation.

1. Where windows are not provided on walls (or portions of walls) facing streets or visible from right-of-way, at least four of the following elements shall be incorporated: (R)
 - a. Masonry (but not flat concrete block).
 - b. Concrete or masonry plinth at wall base.
 - c. Belt courses of a different texture and color.
 - d. Projecting cornice.
 - e. Projecting metal canopy.

- f. Decorative tilework.
- g. Trellis containing planting.
- h. Medallions.
- i. Opaque or translucent glass windows.
- j. Artwork such as sculptures, murals, inlays, mosaics or elements integrated with the project.
- k. Vertical articulation.
- l. Lighting fixtures.
- m. Recesses.
- n. An architectural element not listed above, as approved, that meets the intent of this section.

Staff Analysis: Application materials are showing windows on all facades.

Section 17C.120.580 Plazas and Other Open Spaces

A. Purpose.

To provide a pedestrian-friendly environment by creating a variety of usable and interesting open spaces within private development.

B. Plazas and Other Open Spaces Implementation.

1. New buildings over forty thousand square feet shall have plazas, courtyards or other pedestrian spaces at or near their main entrances. (R)
2. Plazas and other open spaces shall be a minimum of one square foot of plaza per one hundred square feet of building area. This area may count toward the interior landscaping required. (P)
3. Plazas, courtyards and other pedestrian space shall include at least three of the following: (P)
 - a. Special interest landscape.
 - b. Pedestrian scale bollard or other accent lighting.
 - c. Special paving, such as colored/stained concrete, brick or other unit paver.
 - d. Artwork.
 - e. Seating, such as benches, tables, or low seating walls.
 - f. Water feature.

Staff Analysis: The structure is less than forty thousand square feet and is therefore exempt from this requirement. However, the application appears to have included a courtyard which meets the intent of this requirement.

Staff Recommendations

The following recommendations have been brought to the applicant and their response can be found following each recommendation.

Overview

The Spokane County Crisis Relief and Sobering Center (SCCRSC) is a thoughtfully designed public health facility that provides essential behavioral health services in a centrally located, transit-accessible corridor. The design reflects strong adherence to the City of Spokane's Design Guidelines for Public Projects, particularly in areas of universal accessibility, pedestrian connectivity, and integration with the surrounding public realm. To ensure the project achieves maximum compatibility with the guidelines and contributes to Spokane's civic and urban design goals, staff recommends the following refinements.

Key Recommendations

1. Enhance Secondary Façades

Guidelines Addressed: A-1 (360-degree Design), C-4 (Design Facades at Many Scales)

Add additional architectural articulation, durable finishes, and landscaping treatments on secondary façades to create a more consistent 360-degree visual experience.

Applicant Response: Exposed concrete foundation wall incorporate chamfer reveals to achieve wall articulation. Above grade masonry veneer walls incorporate masonry accent courses and chamfered block reveals. Other above grade walls are a combination of cement fiber board and ribbed metal panel. The cement fiber board areas incorporate extruded aluminum alloy reveals to accent window openings and other wall elements.

2. Expand Weather Protection Elements

Guidelines Addressed: C-5 (Provide Appropriate Weather Protection), C-3 (High Quality Walkable Design)

Incorporate additional awnings, canopies, or covered walkways along primary pedestrian paths and waiting areas to provide year-round comfort.

Applicant Response: The roof element covering the Walk in Lobby area encompasses the exterior stairs and entry plaza elements along with the Sallyport entry in their entirety. The east entry has a canopy covering it completely. We have avoided incorporating canopy elements in the Courtyard area due to the nature of the facility and anti-ligature requirements.

3. Integrate On-Site Bicycle Amenities

Guidelines Addressed: A-3 (Accommodate the Multi-Modal Transportation Network), E-1 (Maximize Pedestrian Access)

Add secure and visible bicycle parking facilities near the public entry plaza to support multi-modal access and align with the City's active transportation priorities.

Applicant Response: Short term bicycle storage racks are provided at the Walk in main entry plaza. Required long term bicycle storage will be provided within the building in a segregated portion of the existing General Storage.

4. Broaden Sustainability Measures

Guidelines Addressed: A-2 (Provide a Sustainable Framework), E-4 (Design Sustainable Parking)

Explore opportunities for additional sustainable design strategies, such as on-site solar panels, enhanced stormwater management features (specifically adjacent to Adams St.), and energy-efficient mechanical systems to advance Spokane's sustainability and climate goals.

Applicant Response: The WSEC require 40% solar readiness area has been identified on the roof area. Enhanced stormwater management features are current under design by Landscape and Civil along with energy efficient systems by mechanical.

Conclusion

The SCCRSC project demonstrates compliance with many of the City's adopted design guidelines. Staff notes that additional refinements related to façade articulation, weather protection, multimodal amenities, sustainability, and activation of public spaces would further improve compatibility with the Design Guidelines for Public Projects.

Incorporating these recommendations will help ensure the facility provides a safe, accessible, and contextually appropriate contribution to Spokane's civic and urban environment.

**NAME OF PROJECT:**

Spokane County Crisis Relief and Sobering Center

ADDRESS:

1328 West Gardner Ave, Spokane, WA 99201

TYPE OF PROJECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Public Project | <input type="checkbox"/> Required by CBD Zones and Downtown Plan |
| <input type="checkbox"/> Shoreline Conditional Use Permit | <input type="checkbox"/> Design Departure |
| <input type="checkbox"/> Skywalk Over Public ROW | |

FEES:

Standard Board Review

- | | |
|---|--|
| <input checked="" type="checkbox"/> \$1275 (up to 3 meetings) | <input type="checkbox"/> \$500 per additional meeting if necessary |
|---|--|

APPLICANT:

Name: Michael Sparber

Address: 1116 W Broadway Ave

Phone (home):

Phone (work): 509-477-2101

Email address: msparber@spokanecounty.gov

PROPERTY OWNER:

Name: Spokane County

Address: 1302/1328 W Gardner

Phone (home):

Phone (work): 509-477-2101

Email address: msparber@spokanecounty.gov

AGENT:

Name: Michael Sparber

Address: 1116 W Broadway Ave

Phone (home):

Phone (work): 509-477-2101

Email address: msparber@spokanecounty.gov

REPRESENTATIVE SIGNATURE:**DATE:**

9/2/2025

DEPARTMENT USE ONLY:

Submittal Date:

Accepted as Complete:

Design Review Committee Meeting Date:



This checklist includes all of the required information for submitting a review with the Design Review Board. Applications will not be processed, and a Board workshop will not be scheduled, until all of the following information is submitted and determined "Counter Complete." Completed application and submittal materials are due 21 days in advance of desired meeting date.

Step 1 Program Review/Collaborative Workshop

Materials Required: (1) Full sized scalable concept plan and (10) 11x17 sets of all required submittal materials.

Digital versions of materials are required; the preferred file types are .pdf and .jpg.

Written Project Summary

- ☐ Statement of development objectives. For example include building square footage and approximate number of residential units (if applicable).
- ☐ Describe design goals, site opportunities and constraints, site character, architectural character, and how the project fits within the local context.
- ☐ Note how the proposal addresses issues in the Comprehensive Plan and any other applicable design plans or guidelines; i.e. The Downtown Plan and Design Guidelines.
- ☐ Describe any proposed departures from design standards and note how the proposed alternatives are equal to or better than the standard.
- ☐ Description of Design Evolution. Describe what design alternatives have been explored, why choices have been made, and any limiting factors. This description can be written and/or graphic.

Context Analysis

- ☐ Vicinity Map. Note public viewpoints and major traffic corridors from which the site is visible.
- ☐ Photos of adjacent properties and streetscape(s) – show both sides of street.
- ☐ Aerial photograph showing site and all surrounding properties within 200'.

On the graphics above identify pedestrian, bike and auto circulation patterns, zoning, topography, street names, any major building names, and surrounding development (including streetscape improvements such as overhead weather protection, bus stops, bicycle racks, landscaping, specialty paving, etc.).

Site Analysis

- ☐ Scalable plan or preferably an aerial photo denoting existing conditions including topography, healthy trees, substantial vegetation, significant land forms, rock outcroppings, existing structures, curb line, streetscape improvements, above ground utilities, hydrants, or other prominent elements on or abutting the site.

- ☐ Site photos

On the graphics above, identify access opportunities and constraints as well as important views to and from the site.

Concept

- ☐ Concept plan (scalable). A generalized massing, bulk and orientation study of the proposed program elements and site access, preferably superimposed over an aerial photograph. All required setbacks, and all elements required by zoning code such as street trees, sidewalks, required landscape areas, or parking requirements shall be shown on this plan.

(continued on next page)

Standard Board Review Checklist

- ☐ For proposed buildings over 150' height provide a graphic showing how the proposal will fit within Spokane's skyline. Perspective can be from either north or south of the City.

Not required, but always welcome:

- ☐ Rough sketches of concept alternatives. Axonometric or other 3-d drawing, models, or cross sections ideally showing surrounding context.
- ☐ Conceptual building elevations (scalable).

Step 2 Recommendation Meeting

Materials Required: (1) Full sized scalable site plan and (10) 11x17 sets of all required submittal materials

Digital versions of materials are required; the preferred file types are .pdf and .jpg.

Written Project Summary

- ☐ Note any changes to the project since the Collaborative Workshop.
- ☐ Describe how the project addresses the direction given by the DRB at the Collaborative Workshop.

Site Design

- ☐ Scalable Site Plan – including bldg. footprints, hardscape, lighting, signage and streetscape elements.
- ☐ Planting Plan.
- ☐ Conceptual Grading Plan.
- ☐ Axonometric 3-D drawing or Site Cross Sections to show massing and spatial relationships between major site elements and all surrounding properties within 200' (bldgs., trees, berms, light standards, streets, etc.). Cross sections are preferred for projects on steep slopes.

Building Design

- ☐ Building Elevations – full building.
- ☐ Building Elevations - street level (first 3 to 4 floors) at 1/4" = 1'-0" min.
- ☐ Schematic Floor Plans - when/if germane to achieving a design objective.

Design Details

- ☐ Signage
- ☐ Lighting
- ☐ Color, texture, pattern, materials, illustrations or submittals.

Spokane Crisis Relief and Sobering Center

A Spokane County Development



DRB submittal
v1.0

GRAHAM

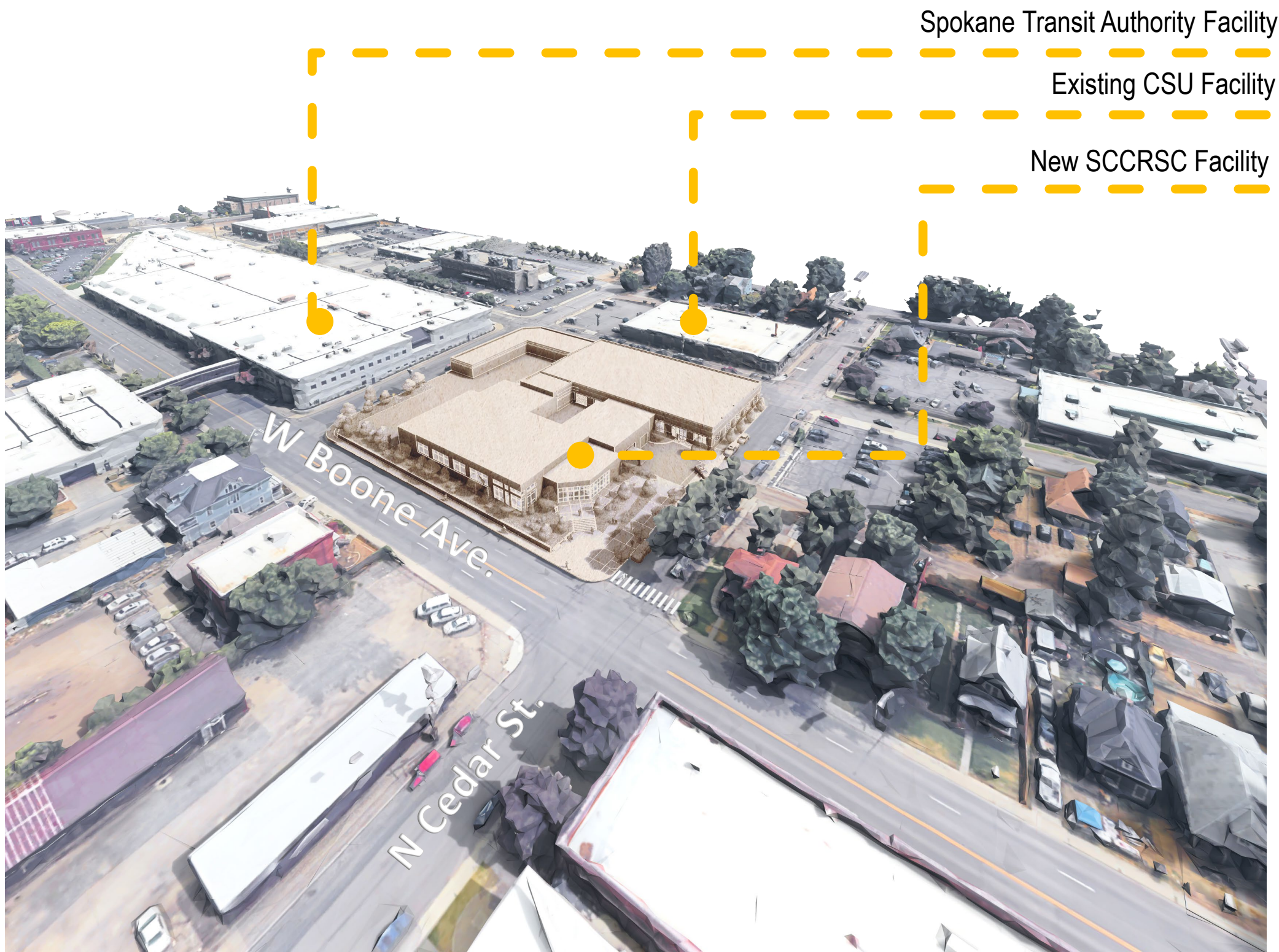
Bernardo Wills



August 2025

Project Context





Spokane County Crisis Relief and Sobering Center (SCCRSC) **– A Comprehensive Response to Behavioral Health Needs**

Spokane County is taking a critical step toward addressing the region’s growing behavioral health challenges by planning the design and construction of a new 23-hour Crisis Relief Center, as defined under RCW 71.24.916. This facility will serve as a central hub for immediate mental health and substance use care, providing a compassionate, clinically sound alternative to emergency rooms and correctional facilities. At approximately 16,000 square feet, the newly constructed center will be strategically located next to the Spokane Regional Stabilization Center, expanding its services and sharing select areas with the intent to streamline operations, improve efficiency, and support the highest quality of care. Inside, the Spokane Crisis Relief Center will offer a safe, calming environment with private clinical rooms, secure storage for medications and personal belongings, sobering rooms with up to 24 certified recliners, and restroom and shower facilities. It will also include staff observation stations, triage/treatment rooms, and patient monitoring systems that balance safety with respect for autonomy. Operating 24/7, the center will accept all behavioral health crisis walk-ins, first responder drop-offs, and referrals from the 988 Crisis Line system. To ensure uninterrupted and specialized care, the facility will be operated by a third-party behavioral health provider.

The Crisis Relief Center is a direct response to:

- The rising demand for immediate mental health and substance use intervention
- The need to relieve pressure on emergency departments and law enforcement
- Community calls for improved safety and support systems
- The importance of integrated, person-centered care pathways
- The goal of promoting long-term recovery and reducing repeat crises

In addition, the proposal attempts to comply with and advance several core objectives of the **Spokane Downtown Plan**, particularly by delivering essential behavioral health services and supporting safety through non-project can be strengthened law enforcement approaches. To further align with the plan, SCCRSC will:

- Embed urban design best practices for safety and engagement (e.g., CPTED, placemaking)
- Ensure strong connections to transit
- Leverage the site’s redevelopment as an opportunity for broader civic activation

Through this project, Spokane County intends to demonstrate a coordinated, forward-thinking commitment to enhancing community well-being, public safety, and access to critical behavioral health services in the Spokane area.

 **Context Map Perspective View**
Scale: None



Spokane County
WASHINGTON

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Stantec

Context Analysis: Vicinity and Views
Spokane County Crisis Relief and Sobering Center
Spokane, WA | BWA: 24-10-153 | Design Review V1.0 | August 2025



A View South from Cedar St.
Scale: None



B View West from Boone Ave.
Scale: None



C View East from Boone Ave.
Scale: None



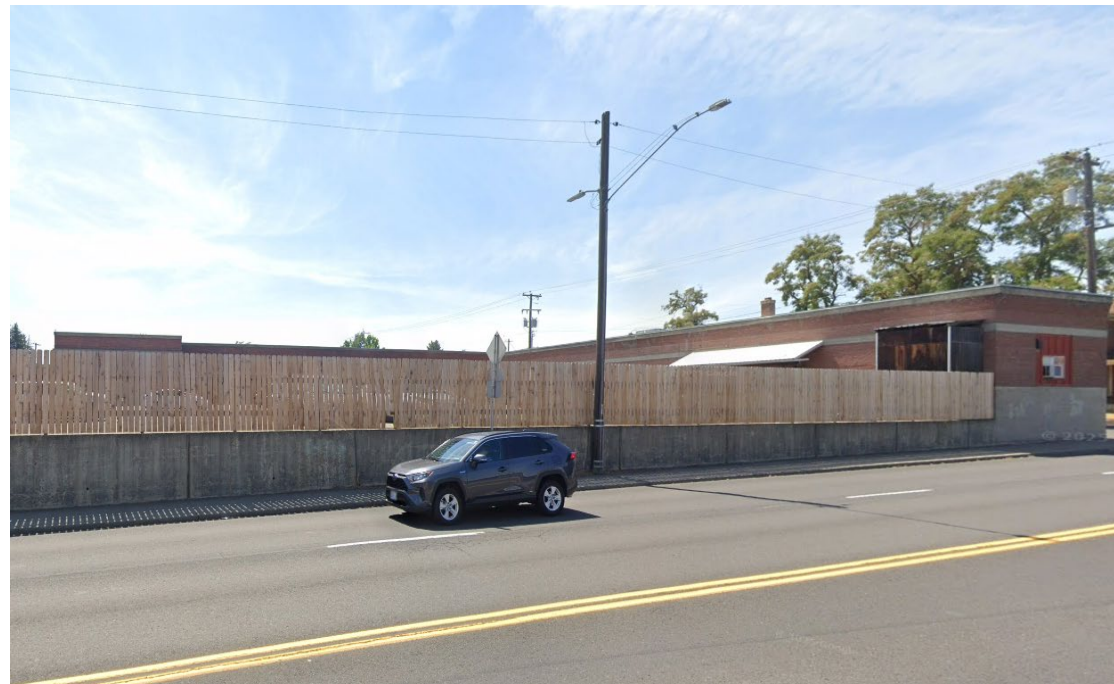
D View East from Gardner Ave.
Scale: None



North
Scale: None

Boone Ave. (Multi lane, two-way street)

South
Scale: None

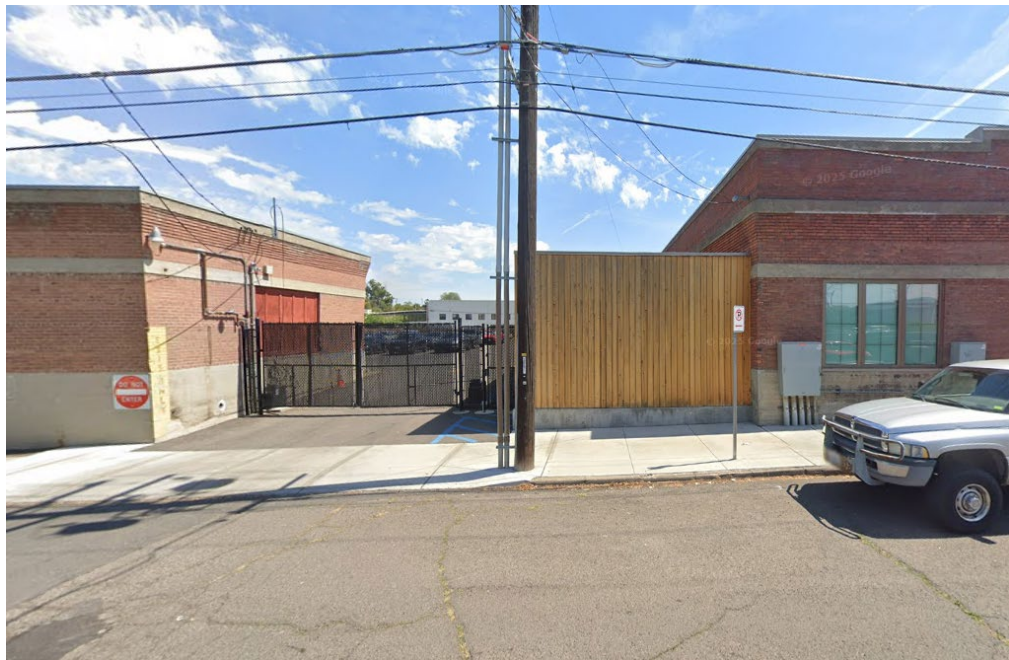




West
Scale: None

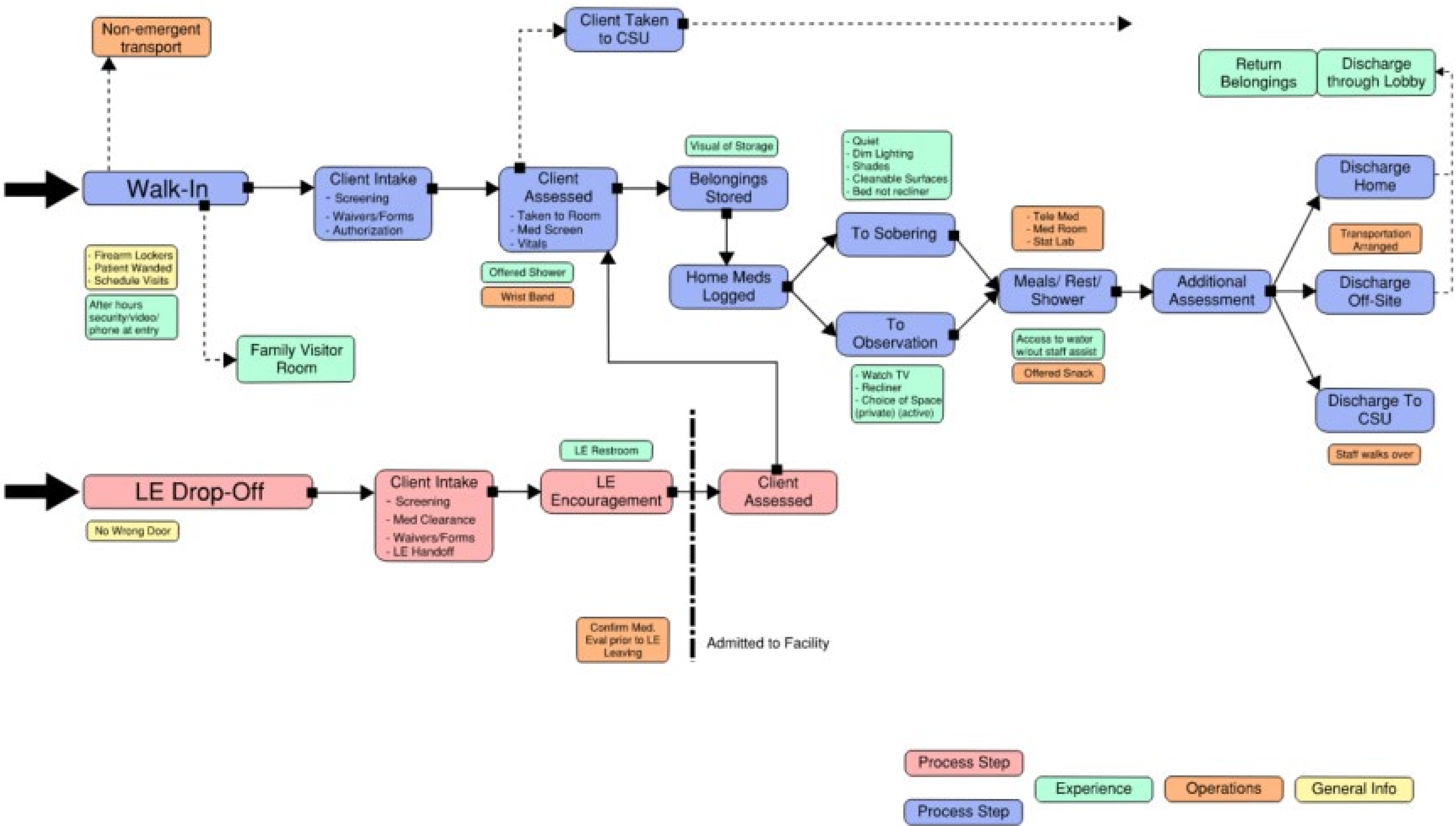
Cedar St. (two-way street)

East
Scale: None

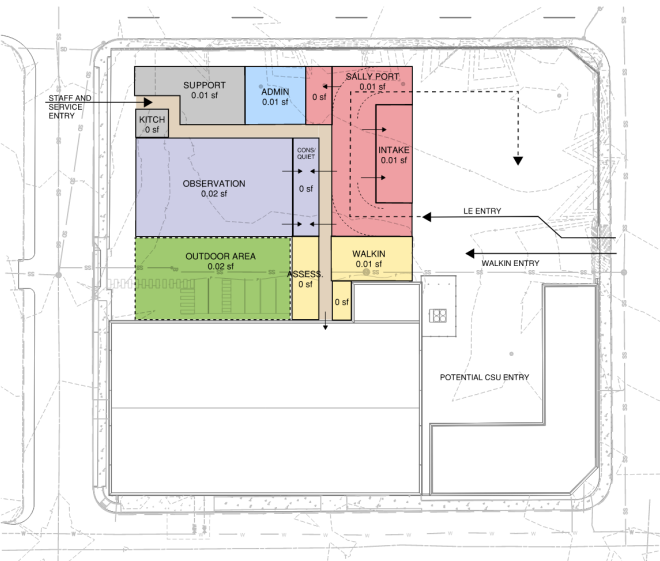


Design Evolution

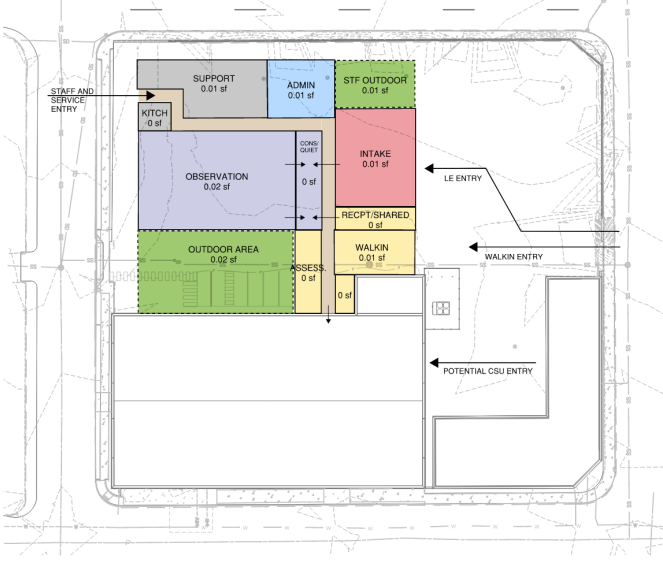
Spokane CRSC - Future State Mapping



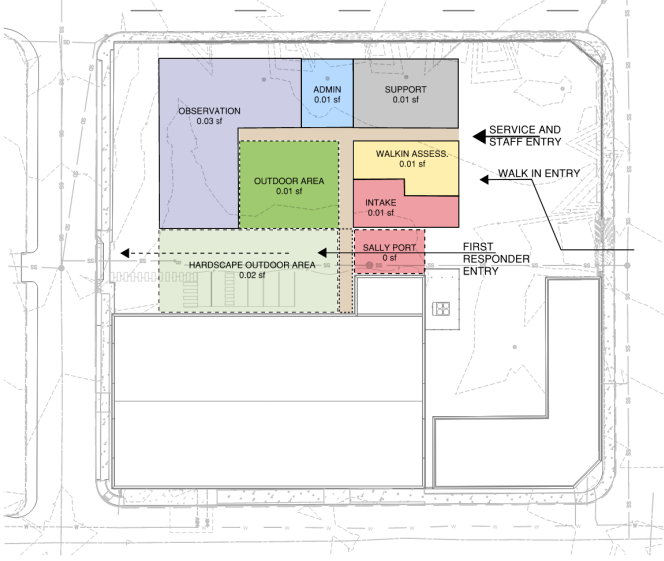
Design Evolution



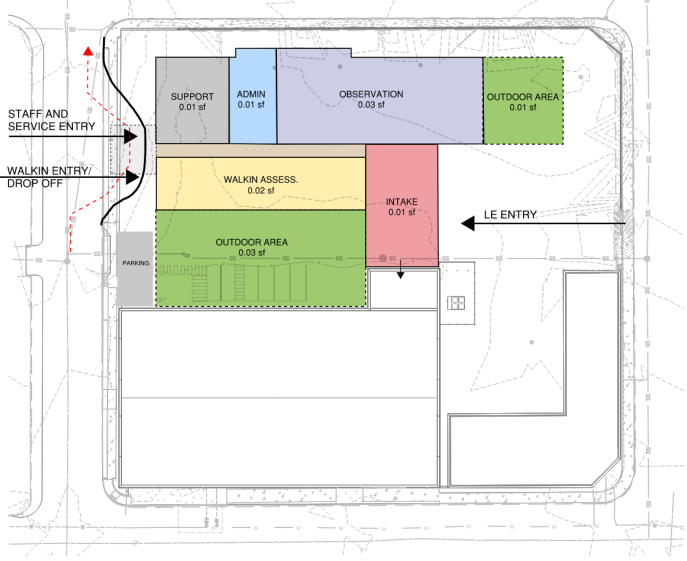
Architectural Site Plan
1" = 40'-0"



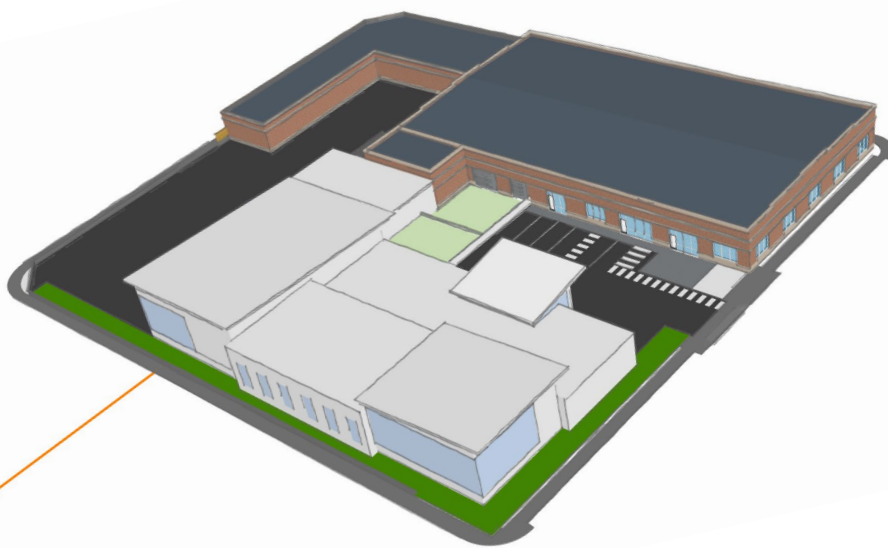
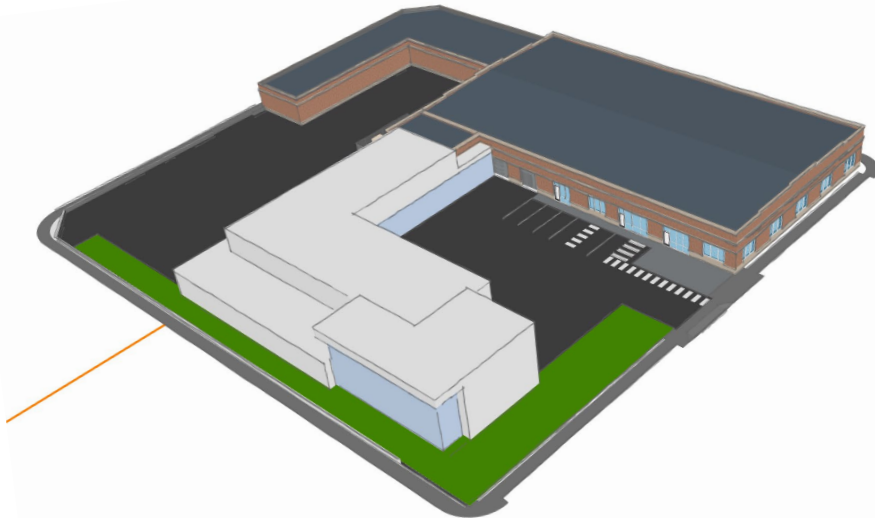
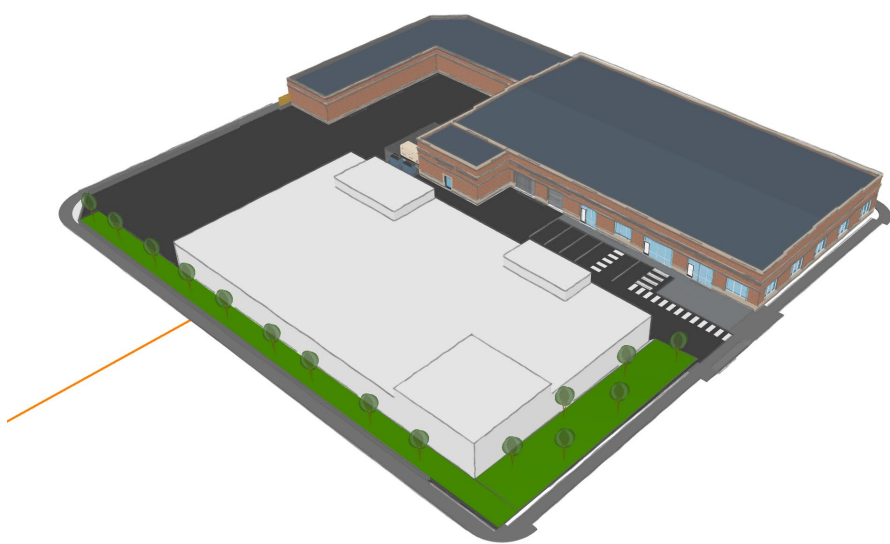
Architectural Site Plan
1" = 40'-0"



Architectural Site Plan
1" = 40'-0"



Architectural Site Plan
1" = 40'-0"



Design Evolution



Site Plan
1" = 40'-0"

Keyed Notes

- EXISTING WALL AND ROOM CONFIGURATION TO REMAIN, RENOVATION OF ROOM INTERIOR TO ACCOMMODATE NEW FUNCTION OF SPACE
- POTENTIAL FUTURE OBSERVATION EXPANSION
- EXISTING ROOM FUNCTION TO REMAIN
- REUTILIZE EXISTING ROOM FOR NEW FUNCTION
- RELOCATED INTAKE ENTRY DURING CONSTRUCTION
- FUTURE SERVICE ENTRY AND BUILDING EGRESS
- NEW WALLS AND DOOR FOR NEW ROOM FUNCTION

DEPARTMENT LEGEND

- WALK-IN LOBBY AND ASSESSMENT
- LE INTAKE
- OBSERVATION
- ADMINISTRATION
- SHARED SUPPORT AREAS
- OUTDOOR COURTYARD



COURTYARD
CHARACTER



ALT. COURTYARD SHADE
STRUCTURE

SPOKANE COUNTY

CRISIS RELIEF &
SOBERING CENTER

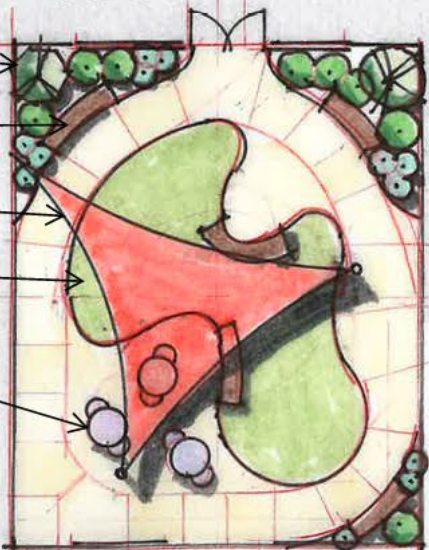


SYNTHETIC TURF, LOW
MAINT, GOOD SHOCK
ATTENUATION, PERVIOUS.



INTEIATE SPACE STAMPED
CONCRETE, CONTRASTING
WALKABLE ROUTE CONC. FINISH.

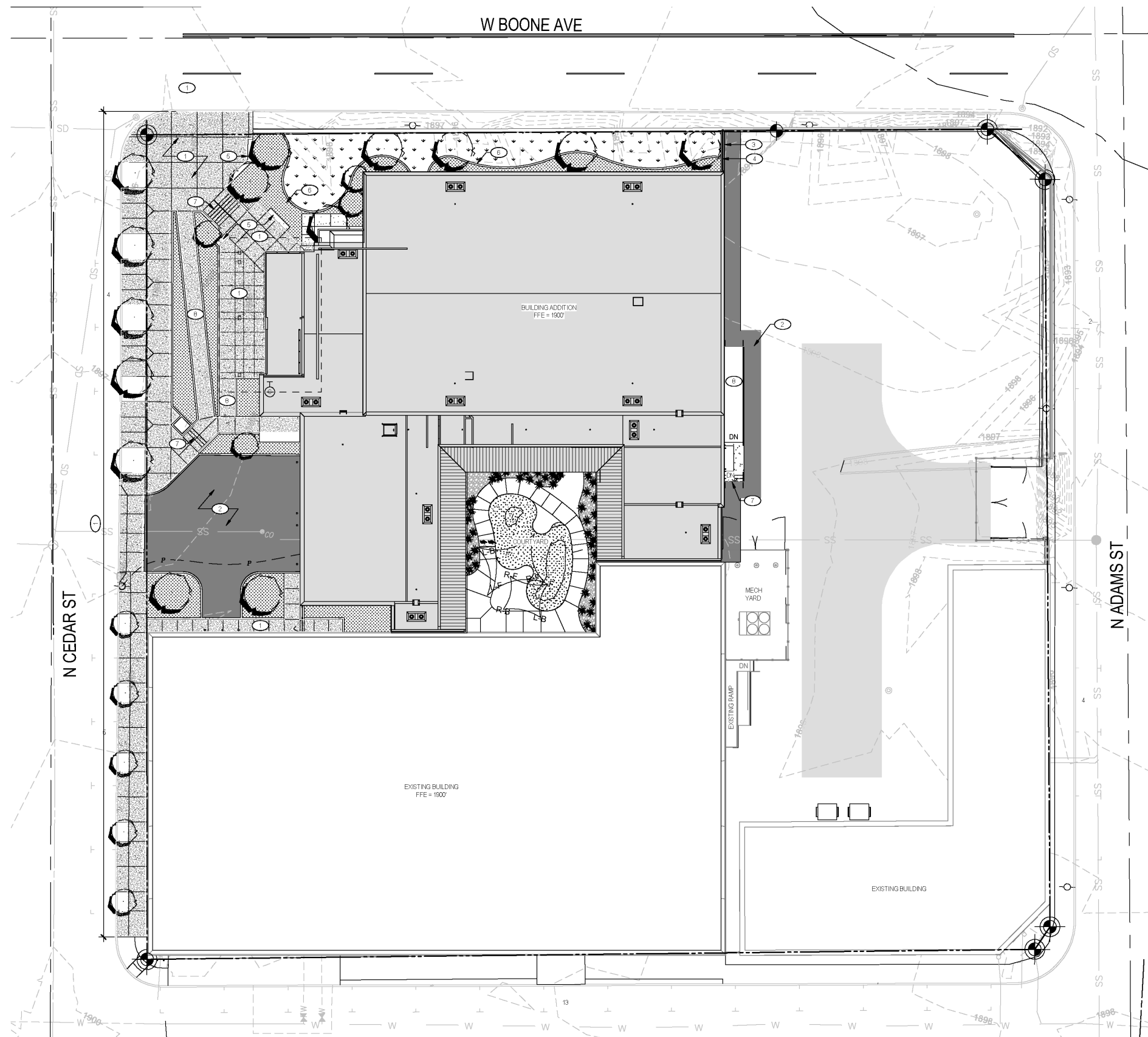
COURTYARD



SEASONAL SHADE SAIL
STRUCTURES TO PROVIDE
SHADE IN SUMMER MONTHS
ADD COLOR TO SPACE

Project Vision





1 Architectural Site Plan

Site Plan Legend

- GRASS
- LANDSCAPE AREA
- NEW SIDEWALK
- NEW ASPHALT PAVING
- TREE

Keyed Notes

- 1 NEW SIDEWALK
- 2 NEW ASPHALT PAVING
- 3 NEW CONC SITE WALL - MATCH EXIST
- 4 NEW WOOD FENCE - MATCH EXIST
- 5 WOOD SITE BENCH
- 6 CONC MOW STRIP
- 7 CONC SITE STAIRS
- 8 CONC RAMP - SEE CIVIL

Project Overview

Property Area:	±72,350 SF
Project Area:	±35,000 SF
Maximum Height:	70 ft
Setbacks:	
Street Lot Line	0 ft
Front Lot Line	10 ft
Building Area:	±16,000 SF
Construction Type:	VB
Occupancy:	B
Zoning:	GC-70
Parking requirement:	None (per Table 17C.230.020-1)

SCCRSC and the Public Project Design Guidelines

Part A – Urban Design

This project is designed to fit within the existing context by extending and modernizing the current facility while maintaining a compositional connection through materials and form. This approach ensures the new addition contributes to neighborhood character and expresses continuity between old and new.

Fronting Cedar Street, the design establishes a welcoming plaza-like entry space that leverages required street frontage improvements to strengthen pedestrian connectivity and universal accessibility. With Boone Avenue serving as the adjacent main arterial, the site benefits from high visibility and accessibility while providing a dignified and calming threshold for clients seeking services. The plaza is intentionally designed to reduce anxieties and foster an inclusive, human-scaled public realm.

Consistent with CPTED principles, the site emphasizes safety through clear visibility, appropriate lighting, and day-use security presence. These measures create an environment that balances openness with protection, fostering both comfort and trust for staff and visitors.

Finally, the project advances the city's sustainability goals by meeting the Washington State Energy Code and adopting a conscious, environmentally responsive design approach. The facility aims to minimize environmental impact, enhance resilience, and contribute to Spokane's broader vision for a livable and sustainable urban environment.

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- 8 CONC RAMP - SEE CIVIL

SCCRSC and the Public Project Design Guidelines

Part B – Public Amenities

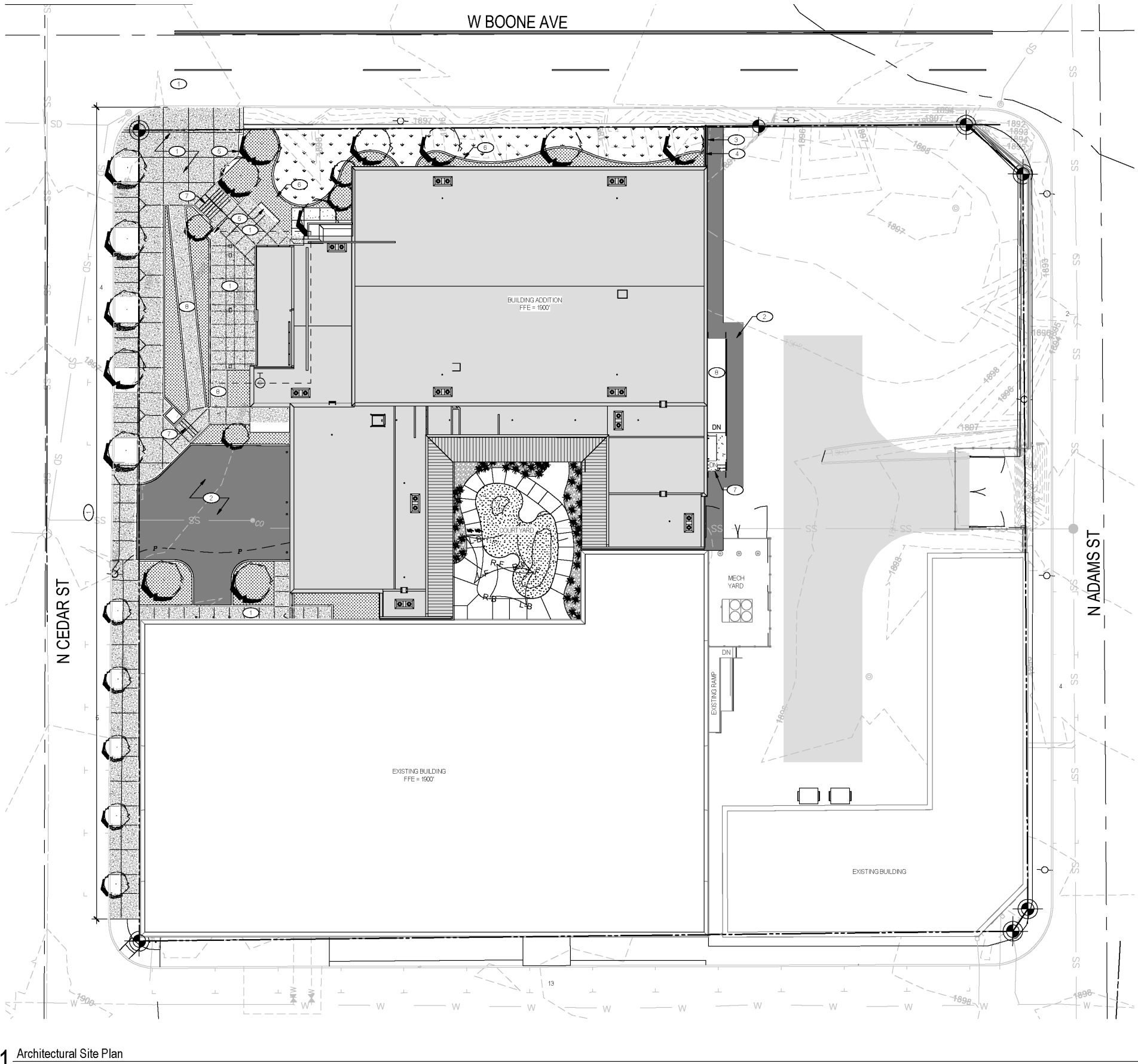
The project builds on lessons from the Spokane County Public Works Operations Building by implementing a cohesive, water-efficient landscape that incorporates native and adaptive plantings to support ecological function and enhance visual quality.

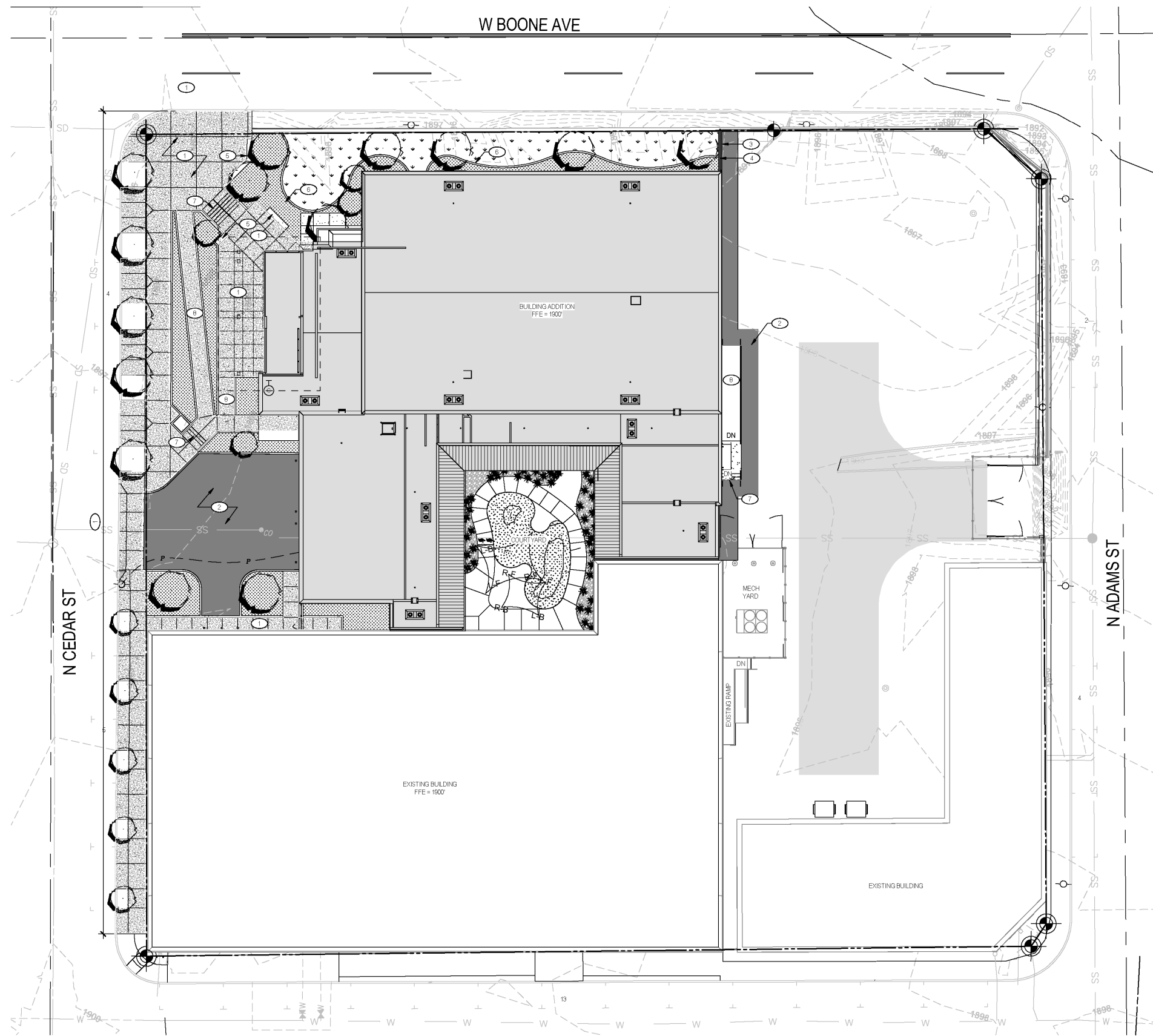
The design discourages unwanted loitering while creating a safe and welcoming environment for patrons, featuring well-shaded seating areas and weather protection that encourage comfort and safe use of the space.

Part C – Pedestrian Environment

The facility is conceived as a modern civic building that expresses public purpose through its design quality, material selection, and durability. The architectural approach emphasizes a clear and welcoming entry along Cedar Street, using transparency and glazing to project openness and accessibility while maintaining client dignity.

Material choices are contextual and cohesive with the existing facility, creating a strong sense of continuity while introducing updated, durable, and sustainable finishes that reflect Spokane’s civic identity. Interior layouts prioritize functionality, safety, and respect for autonomy, balancing staff oversight with client comfort.





Site Plan Legend

- GRASS
- LANDSCAPE AREA
- NEW SIDEWALK
- NEW ASPHALT PAVING
- TREE

Keyed Notes

- 1 NEW SIDEWALK
- 2 NEW ASPHALT PAVING
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- 4 NEW WOOD FENCE - MATCH EXIST
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Zoning:	GC-70
Parking requirement:	None (per Table 17C.230.020-1)

Part C – Pedestrian Environment (Continued)

To reinforce identity and placemaking, the project will look to incorporate opportunities for integrated art, interpretive elements, and cultural expressions, ensuring the facility contributes positively to both its immediate setting and Spokane's broader architectural character.

Part D – Architectural Expression

The project contributes to a safe, accessible, and connected streetscape along Cedar Street, with Boone Avenue as the adjacent arterial. Improvements focus on pedestrian circulation, universal accessibility, and safe crossings, ensuring strong links to transit and the surrounding neighborhood.

Site design follows Complete Streets principles, prioritizing walkability while accommodating first responder access. Street frontage improvements, including clear sidewalks, lighting, and landscaping, enhance both safety and the pedestrian experience.

Utilities and service areas are carefully screened and integrated to minimize visual impact on the public realm. Pedestrian-scale lighting improves security and visibility in line with CPTED principles, while contributing to a welcoming nighttime environment. The building's massing and architectural profile are also designed to enhance Spokane's skyline, contributing a modern civic presence that is respectful of surrounding scale while adding visual identity to the corridor.

Finally, the project incorporates cohesive signage and wayfinding to ensure clarity and dignity for visitors, aligning with Spokane's civic identity and reinforcing the building's role as an essential public resource.



1 FLOOR PLAN LEVEL 1 WITH EXISTING

Part E – Access and Screening

The project is designed with clear, dignified, and universally accessible entry points along Cedar Street, with direct pedestrian connections from the public plaza to the facility's main entrance. These approaches prioritize safety, wayfinding clarity, and barrier-free accessibility, ensuring all clients and visitors can easily navigate the site.

Service and utility areas are carefully located and screened from public view, minimizing visual and operational impacts on the streetscape and plaza. Screening is integrated into the overall site and landscape design through the use of plantings, durable enclosures, and strategic placement that maintains both functionality and aesthetic quality.

Circulation for first responder drop-offs is separated from public walk-in access, reducing conflicts while maintaining visibility and ease of use. This dual-access approach supports operational efficiency while ensuring that the public-facing realm remains welcoming, safe, and pedestrian-oriented.

Programing and project Analysis

The Spokane County Crisis Relief and Sobering Center is approximately 16,000-square-foot facility organized around a logical sequence of spaces that balance client dignity with staff efficiency. The program includes five key zones: lobby, intake, observation/sobering, shared support, and administration.

Clients arriving on foot enter through the welcoming lobby on Cedar Street, designed to reduce anxiety with seating, reception, and family visitor space. Security screening is discreet, maintaining a safe yet non-institutional atmosphere. Law enforcement and EMS instead use a secure vehicle sallyport, where belongings are logged and clients are screened before moving into the patient lounge or directly into observation.

The observation and sobering area is the core of the building, providing 24 recliner chairs in an open milieu, with alcoves and flexible rooms for quiet, consults, or enclosed observation. A central team center offers oversight and includes quieter areas for staff charting.

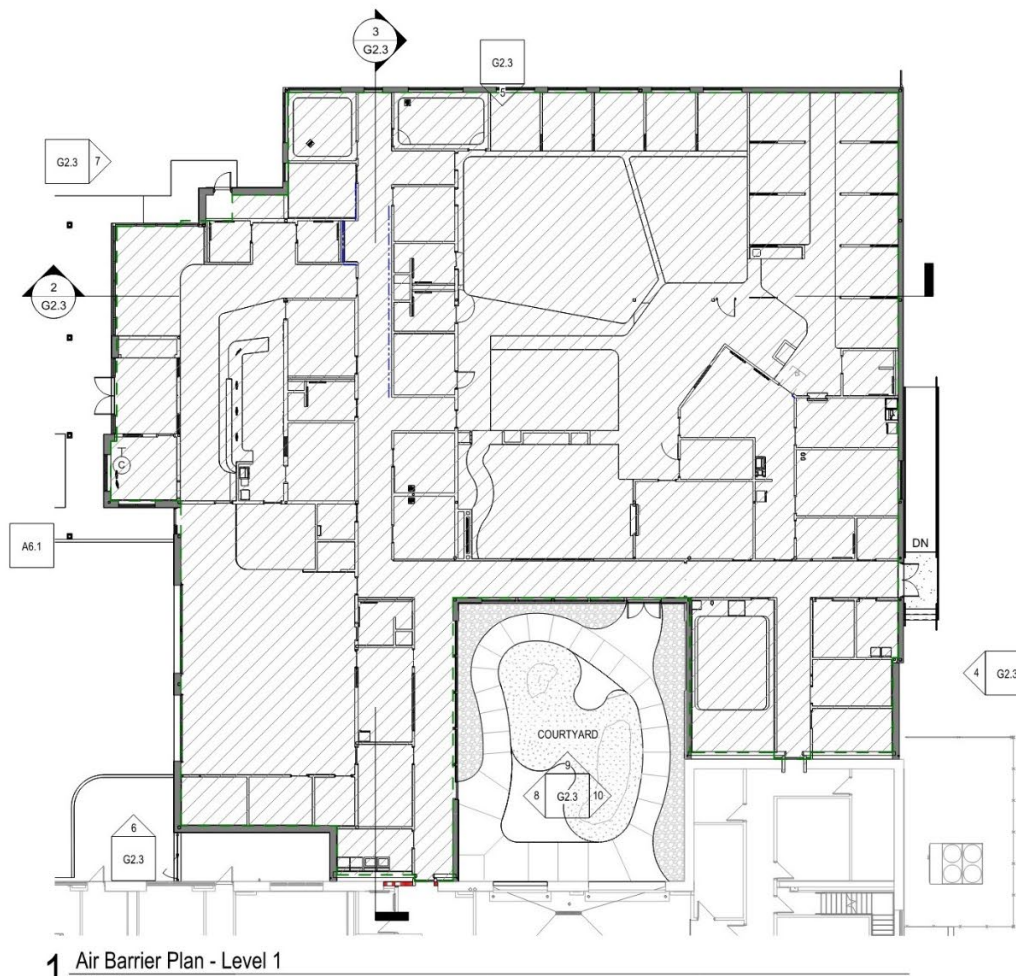
Supporting functions—such as food prep, laundry, storage, and staff amenities—are positioned to maintain efficient circulation. Administrative offices, conference space, and staff lockers are grouped in a distinct but connected zone.

Outdoor courtyards for the adjacent stabilization center bring natural light and fresh air into the therapeutic environment while maintaining safety through clear sightlines.



Topics for Discussion

Staff Report



1 Air Barrier Plan - Level 1
1/16" = 1'-0"

Air Barrier Boundary Legend

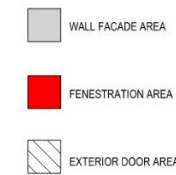


Air Barrier Pressure Boundary

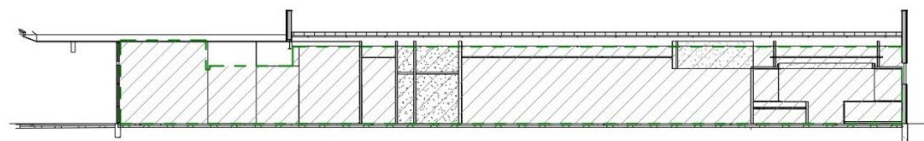
BOUNDARY LOCATION	LENGTH (+/- in feet)	HEIGHT (+/- in feet)	AREA (+/- SF)
NORTH WALL	143'-8 1/2"	16'-3 1/2"±	2,341 SF
SOUTH WALL	41'-4 1/2"	13'-9 1/2"	570 SF
EAST WALL	122'-3"	15'-6 1/2"±	1,902 SF
WEST WALL	143'-9 1/2"	25'-6"	3,666 SF
COURTYARD WEST WALL	27'-7 1/2"	10'-9"	289 SF
COURTYARD NORTH WALL	41'-0"	11'-0"	451 SF
COURTYARD EAST WALL	49'-10"	10'-10 1/2"	543 SF
FLOOR			15,441 SF
ROOF			15,219 SF
TOTAL APPROXIMATE PRESSURE BOUNDARY AREA:			40,422 SF

NOTES:
1. AIR BARRIER DIAGRAM DOES NOT INDICATE LOCATION OF AIR BARRIER INSTALLATION OR PROJECT SPECIFIC SECTIONS. REFER TO OTHER PARTS OF CONSTRUCTION DRAWINGS FOR AIR BARRIER INSTALLATION.
2. AREA INFORMATION PROVIDED ABOVE IS NOT INTENDED TO QUANTIFY CONSTRUCTION AREA.
3. PROVIDED WALL HEIGHTS BASED ON WEIGHTED AVERAGE OF AB ENVELOPE.

Fenestration Schedule



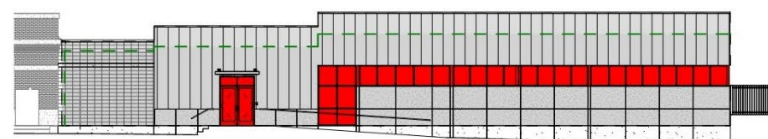
BUILDING FACE	WALL AREA (+/- SF)	FENESTRATION (+/- in feet)	% FENESTRATION
NORTH	2,325 SF	852 SF	36%
EAST	1,906 SF	395 SF	21%
SOUTH	627 SF	38 SF	6%
WEST	2,054 SF	724 SF	36%
COURTYARD WEST	767 SF	293 SF	39%
COURTYARD SOUTH	637 SF	294 SF	47%
COURTYARD EAST	437 SF	26 SF	6%
TOTAL	8,753 SF	2,622 SF	30 %



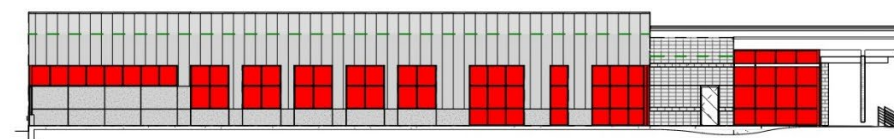
2 Air Barrier Section E/W
1/16" = 1'-0"



3 Air Barrier Section N/S
1/16" = 1'-0"



4 Fenestration Elevation - East
1/16" = 1'-0"



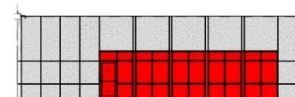
5 Fenestration Elevation - North
1/16" = 1'-0"



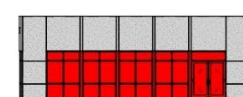
6 FEN_South
1/16" = 1'-0"



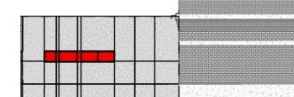
7 Fenestration Elevation - West
1/16" = 1'-0"



8 FEN_Courtyard West
1/16" = 1'-0"



9 Fenestration Elevation - Courtyard South
1/16" = 1'-0"



10 FEN_Courtyard East
1/16" = 1'-0"

Envelop Analysis

The Spokane County Crisis Relief and Sobering Center has been carefully designed to ensure a high-performance building envelope that balances energy efficiency, durability, and user comfort. This sheet illustrates how the air barrier system and fenestration strategy work together to provide a consistent, code-compliant enclosure across the facility.

At the plan level, the air barrier boundary is continuous throughout the building's footprint, wrapping around occupied spaces and the central courtyard to create a controlled environment. This boundary reduces unwanted air leakage, supporting both building performance and occupant well-being. Section diagrams reinforce this continuity by showing how the air barrier ties together at walls, roofs, and foundations.

The fenestration elevations highlight a carefully proportioned use of windows and glazed doors, shown in red for clarity. Openings are distributed strategically across the east, west, north, and south façades, as well as within the internal courtyard, to provide natural daylight, exterior views, and a welcoming presence at entries. Glazing percentages have been evaluated against the solid wall areas to maintain energy efficiency while still promoting transparency and human connection.

The schedules provide a quantitative breakdown of the envelope strategy. These analysis intends to get us as close as possible, due to the programmatic nature of this facility, to compliance with Design Guidelines for public projects and support an envelope design that minimizes heat loss, reduces drafts, and improves long-term operational efficiency.



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Bernardo Wills



Spokane County Crisis Relief and Sobering Center

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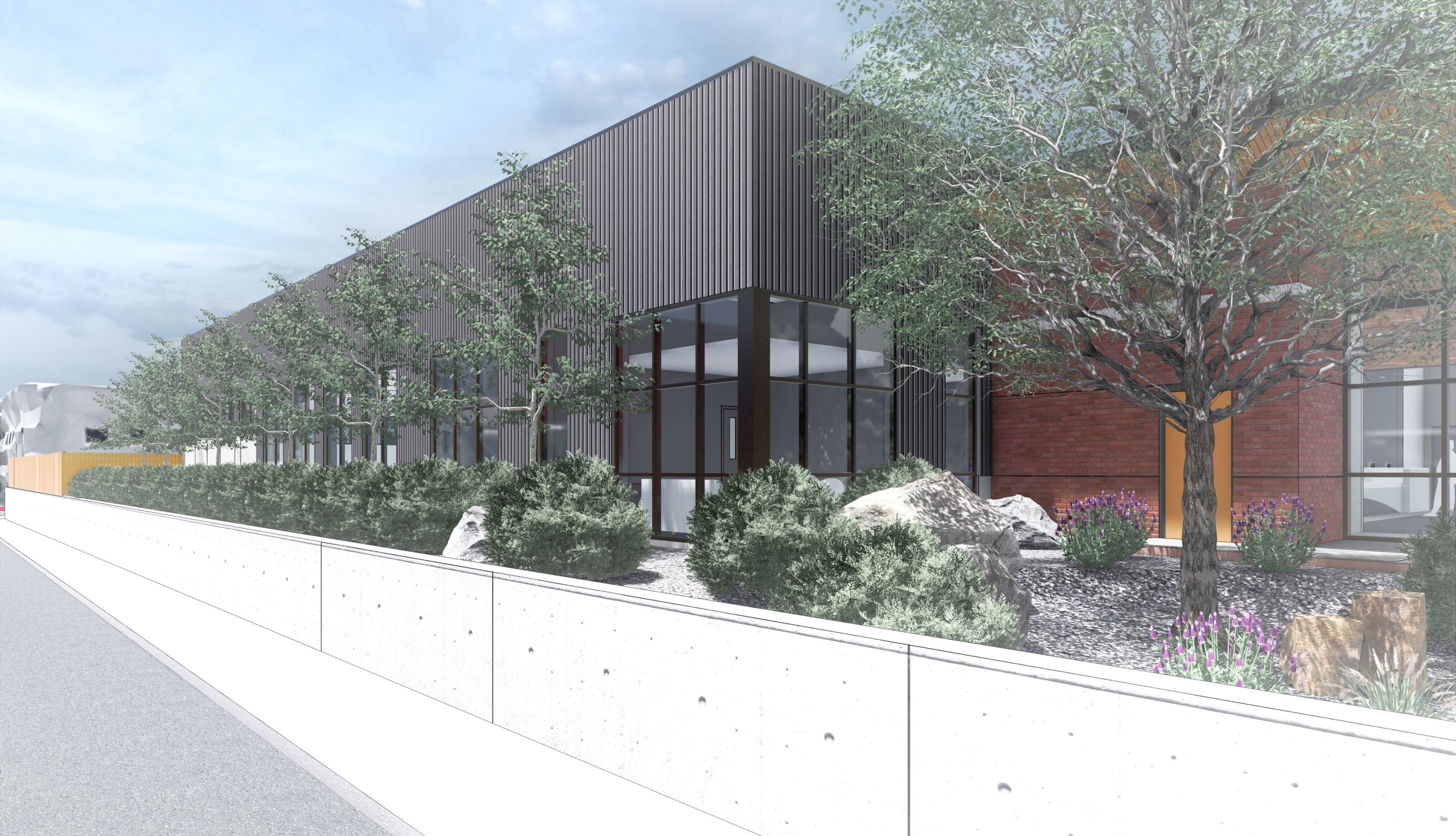
Spokane County
WASHINGTON

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Spokane County Crisis Relief and Sobering Center
Spokane, WA | BWA: 24-10-153 | Design Review V1.0 | August 2025



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Topics for Discussion

Staff Report