

UPDATED JUNE 2022

Citywide Design Guidelines

Publication Page & Date



The the City of Spokane Design Guidelines for Skywalks were developed in collaboration with residents, community organizations, agency partners, and the City of Spokane.

The City of Spokane hired Urbsworks, an urban design firm out of Portland, to assist with Phase I of the project: initial research, workshops, and findings. City staff used the information presented by Urbsworks to complete Phase II: writing the guidelines and presenting them to the technical team, stakeholders, and the general public before bringing the guidelines to City Council for approval.

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Project background, explanation, purpose

Guideline vs. Standard
What is a Design Guideline?

Design Guidelines: A set of design parameters for development which apply within a design district, sub-district, or overlay zone.

The guidelines are adopted public statements of intent and are used to evaluate the acceptability of a project's design. (Spokane Municipal Code 17A.020.040.L)

In practice, since design review is an advisory process only, the adopted Design Guidelines help guide conversations that Urban Design staff and the Design Review Board have with a design review applicant.

... 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. (Spokane Municipal Code 04.13.015.B)

The guidelines help ensure that these conversations, and the advice rendered, stays focused on the community's set of aesthetic expectations for the public realm elements of a project or plan.

How is this different than a Design Standard?

Design Standard: an obligatory design requirement for any project.

These standards are not advisory, they must be followed – just like the requirements in the building code, fire code, or electrical code.

The design review process cannot waive compliance with these standards.

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.

The standards were adopted to ensure that all development in the city achieve a minimum quality of design.

The guidelines are used in order to improve the quality of design above bare minimums, for a select set of projects. Those projects have already been identified by the community for special consideration.

Citywide Design Guidelines

This is not a type of project or development, but may be best described as a set of urban design Best Management Practices. The reason these are necessary relates back to why we have design guidelines in the first place – in order to facilitate effective conversations about a project or plans design elements in order to meet the community's aesthetic expectations.

When would such guidelines be used?

- When Urban Design staff or the Design Review Board are asked to provide advice on a Plan (not connected to a development proposal).
- When Urban Design staff or the Design Review Board are tasked with evaluating a Design Departure (to determine whether an alternative design proposal is superior in design and may qualify for a departure).
- When Urban Design staff or the design Review Board are asked to provide advice in unique projects that have no adopted design guidelines.



How to use this booklet

Guideline

Clarification

Provides a description of the guideline as it applies to the project type

Images

Visuals to reinforce the explanatory text

A-1 360-degree Design

Projects should respond to a wide range of contextual elements found in the public realm and the site's relationships with adjacent buildings, and the proposed design should be shaped to consider the quality and functionality of the urban fabric.

Clarification:

Locate and shape buildings and/or structures to maintain public views of important structures, places, and natural landscape features. Shape buildings and/or structures to respond to the setbacks, fenestration patterns and important horizontal datums of adjacent structures. Design all visible facades with similar effort and consideration as the primary/front facades.

Key Points:

The University District Gateway Bridge is an excellent example of 360-degree design, as it offers pleasant views from any angle. The Lincoln Water Tower is another great example of a structure that establishes a visual relationship to the surrounding urban fabric.

Related Design Criteria:

Design Guidelines: A-3 Accommodate the Multi-Modal Transportation Network, A-4 Design for Change, B-1 Provide Inviting and Usable Open Space, B-2 Enhance the Project with Landscaping, B-6 Accommodate Universal Design, C-3 Provide Appropriate Weather Protection, C-5 Develop Pedestrian-oriented Spaces along Street Frontages, D-4 Design with a Legible Part, E-1 Maximize Pedestrian Access to the Building and Site, and E-4 Design Sustainable Parking.

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Related Design Criteria

Other project type guidelines and design criteria associated with this guideline

Key Points

Examples from project types demonstrating compliance with the guideline



Figure A.01

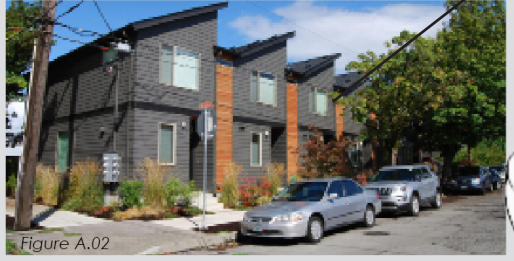


Figure A.02

New buildings in historic areas incorporate elements of the adjacent buildings combined with new architectural styles to both celebrate the history of the area and the future to come.

Aspirational Examples

Examples in Spokane



Figure A.03



Figure A.04

The Northwest Museum of Arts and Culture considered all angles of the building in the architectural detailing.



Figure A.05

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Aspirational Examples

Images of exemplary urban design from national and international locales

Guidelines

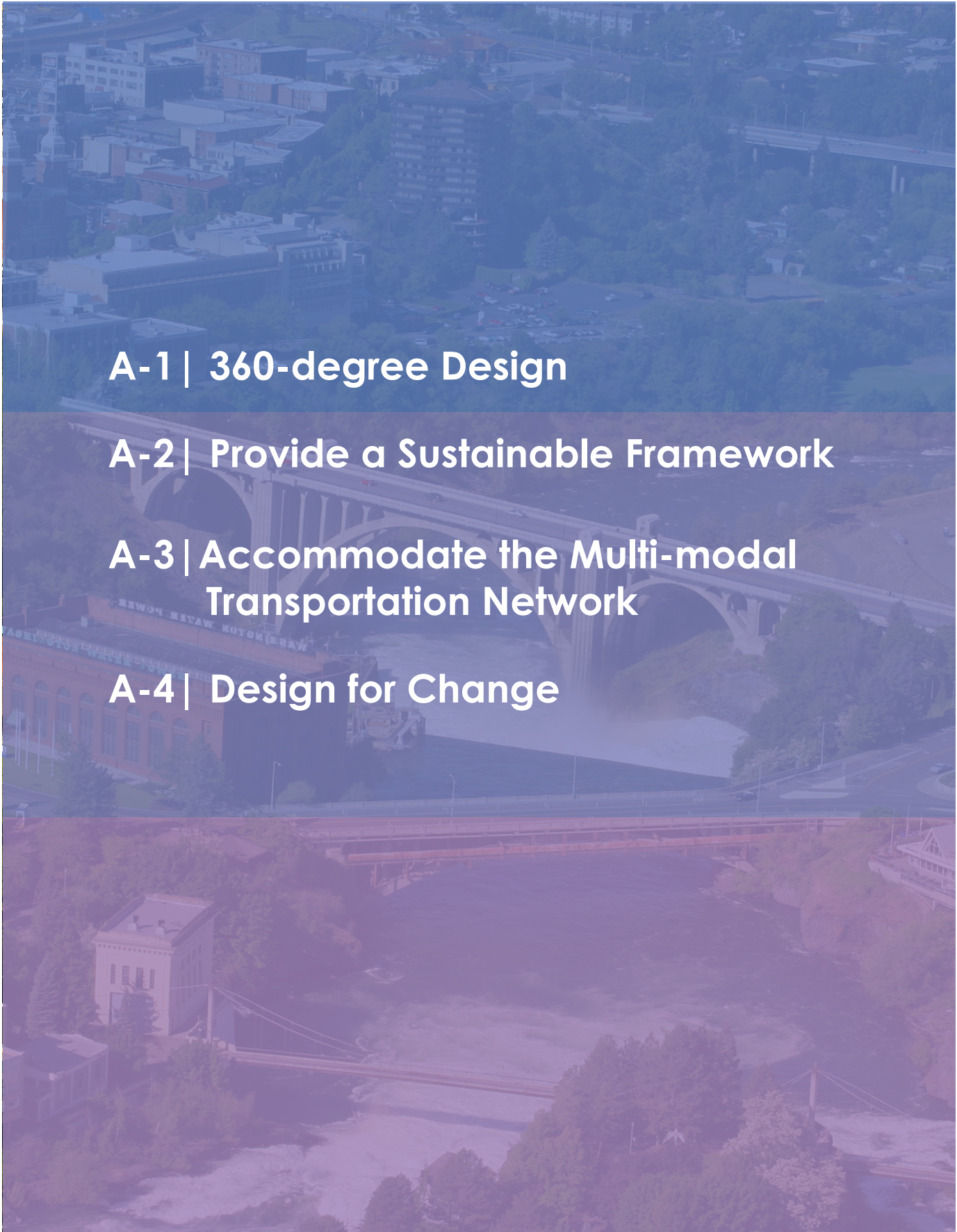
A	URBAN DESIGN	
B	PUBLIC AMENITIES	
C	PEDESTRIAN ENVIRONMENT	
D	ARCHITECTURAL EXPRESSION	
E	ACCESS & SCREENING	

A URBAN DESIGN

Area of Influence: Region, City, Neighborhood, District

Design Objective

Urban Design guidelines assist designers and developers in recognizing and respecting physical systems that extend beyond the site so projects can respond to regional, municipal, neighborhood, and district patterns in space and time. Any new intervention should extend, mend, connect, or enhance the context through all aspects of the project, big and small—from public amenities to site design to the street-path network serving all modes of transportation, natural systems (e.g., natural resources, stormwater flow, topography, land forms), or historic settlement patterns.



A-1 360-degree Design

Projects should respond to a wide range of contextual elements found in the public realm and the site's relationships with adjacent buildings, and the proposed design should be shaped to consider the quality and functionality of the urban fabric.

Clarification:

Locate and shape buildings and/or structures to maintain public views of important structures, places, and natural landscape features. Shape buildings and/or structures to respond to the setbacks, fenestration patterns and important horizontal datums of adjacent structures. Design all visible façades with similar effort and consideration as the primary/front façades.

Key Points:

The University District Gateway Bridge is an excellent example of 360-degree design, as it offers pleasant views from any angle. The Lincoln Water Tower is another great example of a structure that establishes a visual relationship to the surrounding urban fabric.

Related Design Criteria:

Design Guidelines: B-1: Provide Elements that Define the Place, B-2: Provide Context Sensitive Signage and Lighting, B-6: Enhance the Building and Site with Landscaping, C-1: Design Façades at Many Scales, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-6: Enhance Alleyways, D-1: Create Transitions in Bulk and Scale, D-2: Design a Well-proportioned and Unified Building/Structure/Site, D-3: Maintain the Prevailing Street Edge, D-5: Enhance the Skyline, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages, E-3: Minimize the Presence of Service Areas



Figure A.01



Figure A.02

New buildings in historic areas incorporate elements of the adjacent buildings combined with new architectural styles to both celebrate the history of the area and the future to come.

Aspirational Examples

Examples in Spokane



Figure A.03



Figure A.04

The Northwest Museum of Arts and Culture considered all angles of the building in the architectural detailing.



Figure A.05

A-2 Provide a Sustainable Framework

Design projects to incorporate sustainable design and energy efficiency principles.

Clarification:

Projects should be designed to meet the City's environmental policies by enhancing the urban forest canopy - to reduce urban heat island effects and reduce stormwater runoff, and improve the utilization of renewable energy resources - like hydropower and solar power.

Promote resilient development by choosing sustainable design and building practices whenever possible. Employ passive solar design in façade configurations, treatments and materials. Employ techniques and technologies to improve the ecological performance of the building, structure and site improvements.

Key Points:

Developments should refer to policies contained within the city's Sustainability Action Plan. The Integrated Science and Engineering building on the Gonzaga University campus (see figure A.08) is an excellent example of reducing the ecological footprint. The Carnegie Library on Monroe Street (see figure A.09) is a wonderful example of reusing/re-purposing an existing structure. The Hive on Sprague Avenue (see figure A.10) incorporates the recycling of stormwater runoff.

Related Design Criteria:

Design Guidelines: A-3: Accommodate the Multi-modal Transportation Network, A-4: Design for Change, B-4: Universal Design, E-1: Maximize Pedestrian Access to the Building and Site, E-4: Design Sustainable Parking



Lurie Garden in downtown Chicago's Millennium Park is in fact a green roof over a parking garage. The ability to lower urban temperatures, capture rainwater, and the use of perennial plantings all make Lurie Garden an exceptional example of sustainability.

The Scottish Parliament Building in Edinburgh, Scotland was built on a brownfields site, incorporates public transit, and was built to require less heating and cooling than conventional structures.



Aspirational Examples

Examples in Spokane



Solar panels, rain gardens to capture surface runoff, and the re-use of old buildings are all great ways to conserve natural resources.



A-3 Accommodate the Multi-modal Transportation Network

Design projects to create livable and memorable places within desirable environments where people want to spend time engaging in social, civic, and recreational activities.

Clarification:

'Multi-modal' includes all forms of transportation (walking, biking, transit riding, and driving) without exclusion. Projects that encourage connections with a variety of transit modes and enhance their immediate environment with amenities are highly encouraged. 'Multi-modal' includes all forms of transportation (walking, biking, transit riding, and driving) without exclusion.

Key Points:

The SCC Adult Continuing Education Center at 2310 North Monroe (see figure A.12) incorporates easy access to mass transit while providing expanded access to the bicycle network. It also hosts a neighborhood farmers market in its parking lot, easily accessed by these alternative modes of transportation.

Related Design Criteria:

Design Guidelines: A-2: Provide a Sustainable Framework, A-4: Design for Change, B-3: Design for Personal Safety and Security, B-4: Universal Design, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-5: Provide Appropriate Weather Protection, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages, E-4: Design Sustainable Parking



Figure A.11 Transit hubs incorporate all modes: vehicle, rail, bus, bike and pedestrian users.

Aspirational Examples

Examples in Spokane



Figure A.12

This bus stop in the Emerson Garfield neighborhood is part of Spokane's transportation network, and delivers riders directly to the neighborhood farmers market during the summer.

A-4 Design for Change

Design projects to be flexible enough to respond to future changes in use, lifestyle, and demography.

Clarification:

This means designing for energy and resource efficiency; creating flexibility in the use of a property via generous ground floor height dimensions and a capacity to access the public realm at multiple points along the property's frontage, encouraging new approaches to transportation, traffic management and parking through the way public spaces and service infrastructure are incorporated into a project's design.

Key Points:

The Spokesman Review's newspaper press building (see figure A.17) was designed in such a way that multiple ground floor tenants could face the street, as is evidenced by the Dry Fly Distillery's ability to use the building. The Carnegie Library on Monroe Street now hosts multiple office tenants.

Related Design Criteria:

Design Guidelines: A-2: Provide a Sustainable Framework, A-3: Accommodate the Multi-modal Transportation Network, B-4: Universal Design, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, D-4: Design with a Legible Parti, E-1: Maximize Pedestrian Access to the Building and Site, E-4: Design Sustainable Parking

Figure A.12

Tanner Springs Park in Portland, Oregon emulates the original wetlands that existed before the city was built. It collects and purifies rainwater and provides a habitat for urban wildlife.



Figure A.13



Figure A.14

The Promenade Plantee in Paris is a 2.9 mile long park and walkway created from a defunct elevated rail line. Shops and businesses occupy the space beneath the park, which used to be empty arches.

Aspirational Examples

Examples in Spokane



Figure A.15



Figure A.16



Figure A.17

Originally built to house the Spokesman Review's expanded print operation, this building has been refurbished as a local distillery.

B PUBLIC AMENITIES

Area of Influence: Public Realm

Design Objective

Public Amenity guidelines assist designers and developers in creating projects that enhance the public realm; including streetscapes and open spaces.



B-1 | Provide Elements that Define the Place

B-2 | Provide Context-Sensitive Signage and Lighting

B-3 | Design for Personal Security

B-4 | Universal Design

B-5 | Provide Inviting and Usable Open Space

B-6 | Enhance the Building and Site with Landscaping

B-1 Provide Elements that Define the Place

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

Clarification:

Renovations, restorations, and additions should respect nearby historic features. New buildings and/or structures in historic districts should strive to reflect the existing urban fabric and the predominate architectural features within the surrounding context.

Key Points:

The façade of the Philanthropy Building on Riverside Avenue incorporates local elements such as sheaves of wheat, ponderosa pine boughs, and Native American busts with headdresses as column capitals that appear to reference the indigenous Spokani peoples.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-2: Provide Context Sensitive Signage and Lighting, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-2: Reinforce Primary Building Entries, C-4: Provide a High-Quality Design for the Public Realm, D-4: Design with a Legible Parti D-5: Enhance the Skyline



Figure B.01



Figure B.02



Figure B.03

Aspirational Examples

Examples in Spokane

Park structures built out of basalt (from the original Olmstead Brothers Parks) are unique to Spokane's history and culture.

Reflective statues bring character and interest to the university district.



Figure B.04



Figure B.05

B-2 Provide Context Sensitive Signage and Lighting

Design signage appropriate for the scale and character of the project and immediate neighborhood.

Clarification:

All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood. Provide appropriate levels of lighting on the building façade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

Key Points:

The businesses located in the Garland District, with their subdued use of neon and quaint architectural detailing provide an ideal mix of contextually sensitive signage and lighting.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-1: Provide Elements that Define the Place, B-3: Design for Personal Safety and Security, B-4: Universal Design, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-6: Enhance Alleyways, D-5: Enhance the Skyline, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages, E-3: Minimize the Presence of Service Areas

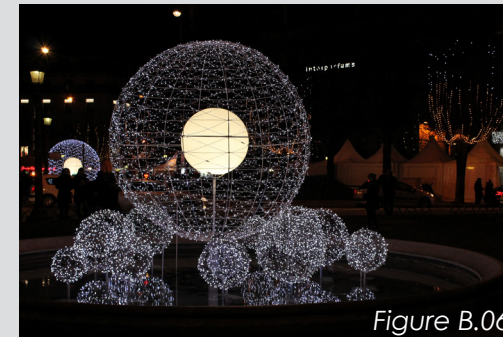


Figure B.06

Artistic light displays offer a beautiful as well as safe pedestrian experience at night.

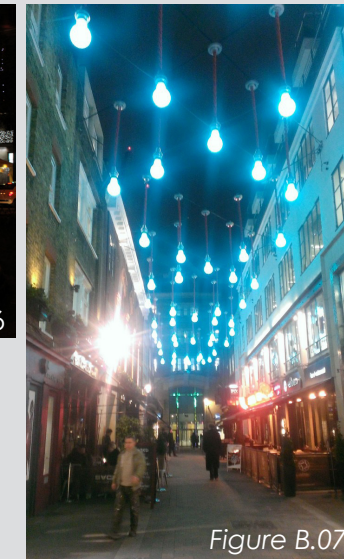


Figure B.07



Figure B.08

Signage in a park in London, England matches the other wrought iron fixtures throughout the park.

Aspirational Examples

Examples in Spokane



Figure B.09

Left: bright yellow letters announce the entrances to Riverfront Park in downtown Spokane.

Outside the Loeff Carousal in Riverfront Park, Path lighting helps pedestrians avoid the edge of the path, and falling onto the Spokane River.

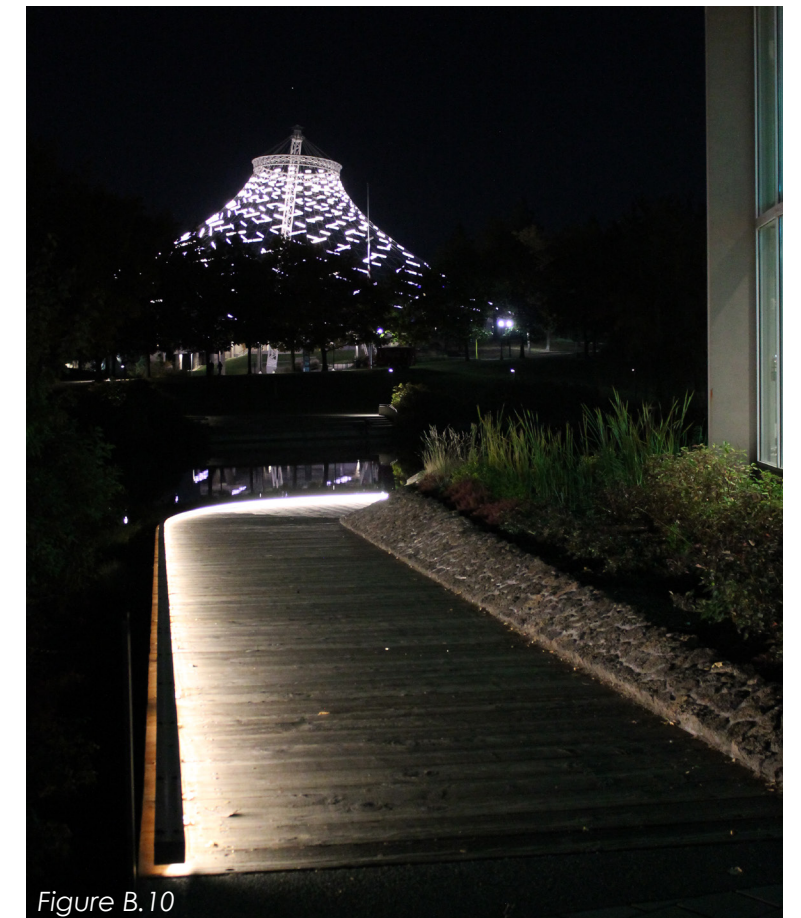


Figure B.10

B-3 Design for Personal Safety and Security

Promote a sense of security for people during nighttime hours. Design the building/structure and site to promote the feeling of personal safety and security in the immediate area.

Clarification:

Implement appropriate Crime Prevention Through Environmental Design (CPTED) principals, with a heightened focus on increasing eyes-on-the-street to improve passive security.

Key Points:

The four elements of CPTED are natural surveillance, access control, territorial reinforcement, and space management. Public areas on the Gonzaga University Campus are designed specifically for the personal safety of students, staff, and faculty. These spaces are well lit, well defined, easily viewed by all patrons, and minimize hiding opportunities.

Related Design Criteria:

Design Guidelines: A-3: Accommodate the Multi-modal Transportation Network, B-2: Provide Context Sensitive Signage and Lighting, B-4: Universal Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-5: Provide Appropriate Weather Protection, C-6: Enhance Alleyways, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages



Figure B.11



Figure B.12

Plentiful and attractive lighting, stone bollards, and striping of pedestrian crossing offer pedestrians a means of safe travel.

Aspirational Examples



Figure B.13

Examples in Spokane



Figure B.15

Above: Well marked street crossings, hand rails, and textured edge markings ensure bus users at this transit stop are safe when approaching their bus.

Left: fencing on the university district bridge prevents users from falling.



Figure B.14

B-4 Universal Design

The Public Realm should be barrier-free, ergonomic, and accessible by all people regardless of physical ability or level of impairment.

Clarification:

Projects shall be safe and accessible and contribute to a better public realm for people of all ages, genders, and abilities, especially the most vulnerable - children, seniors, and people with disabilities.

Key Points:

Spokane Falls Community College with its ample pedestrian boulevard and intersecting landscaped quads provides an excellent example of a space designed to accommodate the broadest demographic of patrons with varying degrees of ability.

Related Design Criteria:

Design Guidelines: A-2: Provide a Sustainable Framework, A-3: Accommodate the Multi-modal Transportation Network, A-4: Design for Change, B-2: Provide Context Sensitive Signage and Lighting, B-3: Design for Personal Safety and Security, B-5: Provide Inviting and Usable Open Space, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-5: Provide Appropriate Weather Protection, C-6: Enhance Alleyways, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages



Figure B.16

These public areas all provide easy movement for every age and mobility level.

Aspirational Examples



Figure B.17



Figure B.18

Examples in Spokane



Figure B.19



Figure B.20

The university district bridge has gently sloping access ramps to allow people of all mobility levels to use the bridge. The Catalyst building entrance is at-grade, therefore eliminating the need for stairs or ramps.

B-5 Provide Inviting and Usable Open Space

Design public open spaces to promote a visually pleasing, healthy, safe, and active environment for workers, residents, and visitors.

Clarification:

Views and solar access from the principal area of the open space should be emphasized.

Key Points:

The Washington State University Spokane Campus (see figures B.23 and B.24) has several well-composed outdoor areas for its students, staff, and faculty in which to work and enjoy. These spaces are well-lit, beautifully landscaped, and have ample seating.

Related Design Criteria:

Design Guidelines: B-1: Provide Elements that Define the Place, B-3: Design for Personal Safety and Security, B-6: Enhance the Building and Site with Landscaping, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-5: Provide Appropriate Weather Protection, C-6: Enhance Alleyways, D-3: Maintain the Prevailing Street Edge, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages



Figure B.21
The shoreline of Lake Geneva in Vevey, Switzerland separates vehicular traffic from pedestrian spaces with a series of linear raised planter beds.

The Promenade Plantee in Paris is a 2.9 mile long park and walkway created from a defunct elevated rail line. Shops and businesses occupy the space beneath the park.



Figure B.22

Aspirational Examples

Examples in Spokane



Figure B.24

These areas in the university district are quiet, beautiful spaces to relax, eat, and study.



Figure B.23

B-6 Enhance the Project with Landscaping

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

Clarification:

This guideline encourages the inclusion of elements such as special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material. The use of native and naturalized plants helps to ensure the landscape survives through harsh weather, while also providing the space with a connection to the regional landscape.

Key Points:

An otherwise plain gray wall and staircase are softened by plantings in this courtyard on the Washington State University Spokane Campus (see figure B.27). A mix of evergreens, deciduous shrubs, and grasses provide rich variety and texture.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-1: Provide Elements that Define the Place, B-3: Design for Personal Safety and Security, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-5: Provide Appropriate Weather Protection, C-6: Enhance Alleyways, D-1: Create Transitions in Bulk and Scale, D-2: Design a Well-proportioned and Unified Building/Structure/Site, D-3: Maintain the Prevailing Street Edge D-4: Design with a Legible Parti, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages, E-3: Minimize the Presence of Service Areas, E-4: Design Sustainable Parking

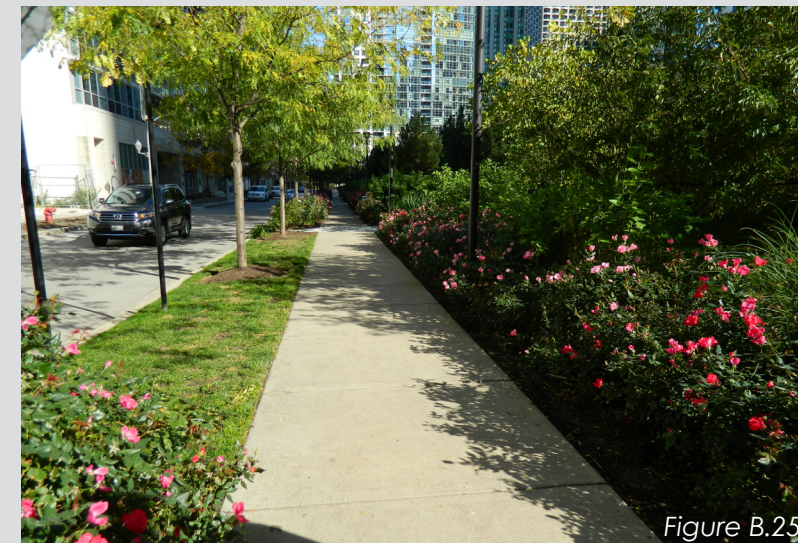


Figure B.25



Figure B.26

Left: This street in Portland, Oregon, uses trees, lawn, and flowering shrubs to soften the streetscape.

Right: This fence and planter in London, England combines greenspace with a buffer between the sidewalk and drive aisle.

Aspirational Examples

Examples in Spokane



Figure B.27



Figure B.28

The landscaped terraces along the road in Manito Park provide visual interest and beauty.

A serene courtyard in the university district provides a calm and beautiful place to relax or study.

C PEDESTRIAN ENVIRONMENT

Area of Influence: Public Realm

Design Objective

Pedestrian Environment guidelines assist designers and developers in creating skywalks that define the pedestrian environment.

The intent of the guidelines is to promote a safe and healthy environment where the pedestrian is the priority.

While there is a need for automobile, bicycle and transit in Spokane, in all cases the most important consideration is the ease of pedestrian movement.

Where intersections with other transportation modes occur, the pedestrian's comfort, safety and best interests must not be compromised.

The pedestrian should be unimpeded and relatively comfortable in all seasons and hours of the day, in all areas of Spokane.

C-1 | Design Façades at Many Scales

C-2 | Reinforce Primary Building Entries

C-3 | Develop Pedestrian-Oriented Spaces Along Street Frontages

C-4 | Provide High Quality Walkable Design for the Public Realm

C-5 | Provide Appropriate Weather Protection

C-6 | Enhance Alleyways

C-1 Design Façades at Many Scales

Design architectural features, fenestration patterns, and material compositions that refer to the human activities contained within or surrounding the building/structure.

Clarification:

Building or structure façades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. A building's or structure's façade should create and reinforce a 'human scale' not only at the street level, but also as viewed from farther away.

Key Points:

The front façade of the John J. Hemmingson Center on the Gonzaga University campus (see figure C.05) uses a composition of shapes that establish relationships between the interior uses and the exterior expression. This composition emphasizes a human-scaled primary entrance at its most public interface. A similar, larger scale composition is emulated in the more private building functions.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, C-2: Reinforce Primary Building Entries, C-4: Provide a High-Quality Design for the Public Realm, D-1: Create Transitions in Bulk and Scale, D-2: Design a Well-proportioned and Unified Building/Structure/Site, D-5: Enhance the Skyline



Figure C.01

These buildings do an excellent job of providing pedestrian scaled architectural elements as well as larger-scaled elements further up the façade.



Figure C.02



Figure C.03

Aspirational Examples

Examples in Spokane



Figure C.04



Figure C.05

Left: the façade modulation and differing textures of Salk Middle School provide great variation in scale.

Right: the canopy over the door and how the entrance is stepped back provide pedestrian scale, while the upper floor projection provides higher level scaling.

C-2 Reinforce Primary Building Entries

Design primary building or structure entries to promote pedestrian comfort, safety, and orientation.



Figure C.06

Ornate canopies and sculptures at entrances are two of many ways to announce the entrances of buildings.

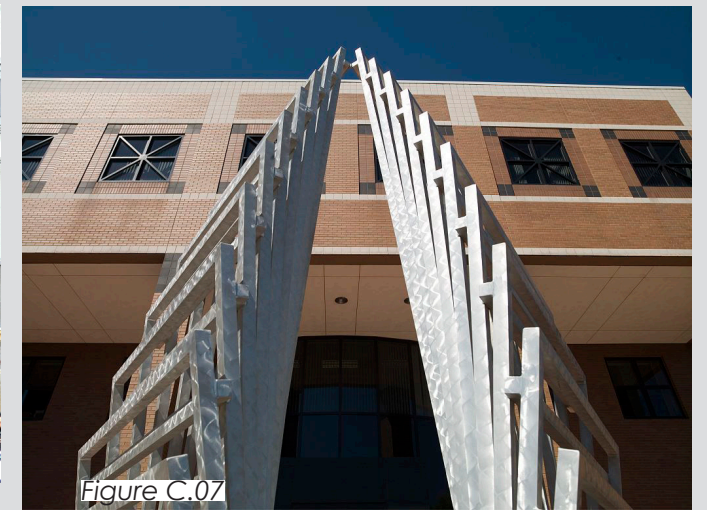


Figure C.07

Aspirational Examples

Clarification:

This guideline refers to the incorporation of hierarchical components to improve the legibility of the public realm by emphasizing the primary entrance to a building or open space. Such components may include wayfinding signage, unique architectural features, overhead weather protection, unique landscape features, and key lighting.

Key Points:

The primary building entry at the Thirteen-o-Nine building (see figure C.09) is well enforced by wayfinding signage, arcade articulation, and public realm enhancements such as landscaping and sidewalk improvements.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-2: Provide Context Sensitive Signage and Lighting, B-3: Design for Personal Safety and Security, B-4: Universal Design B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-1: Design Façades at Many Scales, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-5: Provide Appropriate Weather Protection, D-1: Create Transitions in Bulk and Scale, D-2: Design a Well-proportioned and Unified Building/Structure/Site, E-1: Maximize Pedestrian Access to the Building and Site

Examples in Spokane

Both these buildings use a projecting canopy as an entrance reinforcement.



Figure C.08



Figure C.09

C-3 Develop Pedestrian-oriented Spaces Along Street Frontages

Designs should create human-scale spaces in response to how people engage with their surroundings, by prioritizing active street frontages, clear paths of pedestrian travel, legible wayfinding, and enhanced connectivity.

Clarification:

This strategy promotes healthy living, increases economic activity at the street level, enables social interaction, creates equitable and accessible public spaces, and improves public safety by putting eyes and feet on the street.

Key Points:

A key component of a pedestrian-oriented space is the provision of all-weather physical comfort. This can be achieved through the strategic placement and selection of street trees, overhead weather protection, and the provision of hardscaped and softscaped surfaces to accommodate a variety of social activities.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, A-3: Accommodate the Multi-modal Transportation Network, A-4: Design for Change, B-3: Design for Personal Safety and Security, B-4: Universal Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-2: Reinforce Primary Building Entries, C-4: Provide a High-Quality Design for the Public Realm, D-1: Create Transitions in Bulk and Scale, D-3: Maintain the Prevailing Street Edge, -1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages, E-3: Minimize the Presence of Service Areas



Figure C.10



Figure C.11

Streetscapes in Switzerland, France, and Chicago all provide excellent separation of vehicle and pedestrian spaces along street frontages.



Figure C.12

Aspirational Examples

Examples in Spokane



Figure C.13



Figure C.14

Left: the transit hub outside the Catalyst building provides a comfortable space to wait for buses and provides universal access up to the university district pedestrian bridge.

Right: pathway on Desmet Avenue on the Gonzaga University campus uses street trees to separate the drive aisle and parking from the sidewalk.

C-4 Provide High Quality Walkable Design for the Public Realm

Create a high-quality public realm that supports the culture of walking and non-motorized transportation.

Clarification:

Design the site and building or structure so that pedestrian access is convenient, and the environment is comfortable, memorable, and attractive. Use materials at street level that create a sense of permanence and bring life and warmth to the Public Realm. Streets, alleys, trails, and public spaces work together to provide opportunities for civic, cultural, economic, and social activities. This guideline would also apply to open space located within the public realm.

Key Points:

Provide accommodations for casual walking, ample opportunities for seating, design elements that would moderate the effects of adverse weather, integrate landscape features, and provide appropriate lighting.

Related Design Criteria:

Design Guidelines: A-1 Provide a 360-degree Design, A-3 Accommodate the Multi-Modal Transportation Network, A-4 Design for Change, B-2: Provide Context Sensitive Signage and Lighting, B-3: Design for Personal Safety and Security, B-4: Universal Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-1: Design Façades at Many Scales, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-5: Provide Appropriate Weather Protection, D-1: Create Transitions in Bulk and Scale, D-3: Maintain the Prevailing Street Edge, D-5: Enhance the Skyline, E-1: Maximize Pedestrian Access to the Building and Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages, E-3: Minimize the Presence of Service Areas



Pedestrian areas in London, Portland Oregon, and Chicago Illinois provide excellent spaces to walk, relax, and recreate in the public realm.



Aspirational Examples

Examples in Spokane



Pedestrian spaces in Spokane's hospital district offer wide walking paths, well-kept landscape areas, easy movement for wheeled pedestrians and integrated seating areas.

C-5 Provide Appropriate Weather Protection

Provide a continuous, well-lit weather protection to improve pedestrian comfort and safety along pedestrian routes.



Figure C.20

Left: Dense plantings provide shelter from harsh wind in Chicago, Illinois.



Figure C.21

Middle: a large canopy over a plaza in Portland, Oregon offers shelter from rain.



Figure C.22

Right: a pedestrian retail street is sheltered by a glass and steel canopy.

Aspirational Examples

Clarification:

Such protection should address wind, sun, and precipitation throughout the year. This may be achieved through the use of overhead weather protection (marquees, awnings, arcades, etc.), generous inclusion of an urban forest canopy, heated sidewalks to avoid ice build-up, windbreaks (walls or landscape materials), etc.

Key Points:

The examples provided (see figures C.23-C.25) depict many of the ways of introducing appropriate weather protection.

Related Design Criteria:

Design Guidelines: A-3: Accommodate the Multi-modal Transportation Network, B-4: Universal Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-2: Reinforce Primary Building Entries, C-4: Provide a High-Quality Design for the Public Realm, E-1: Maximize Pedestrian Access to the Building and Site



Figure C.23



Figure C.24

Examples in Spokane



Figure C.25

Top left: the entrance to the Parkview Apartments building provides canopies along the street and a protected arcade to the front door.

Bottom left: the arcade around the Catalyst building shelters pedestrians and provides covered access down to adjacent trails.

Right: Large, well established street trees provide ample cover from harsh sun in Spokane's arid summers.

C-6 Enhance Alleyways

Increase pedestrian safety, comfort, and interest along alleyways.



Figure C.26

Alleys in Brussels and London offer pedestrian-only access to great retail and eateries.



Figure C.27

Aspirational Examples

Clarification:

Where alleys are adjacent to the site, develop the alleyway to respond to the unique conditions of the site or project. Consider uses that work synergistically with frontage sidewalks and more public spaces - alley improvements should not supplant or interfere with building frontages and primary entrances. Improvements should not interfere with the utilitarian functions of the alleyway.

Key Points:

Incorporate public art, lighting, specimen landscaping, and furniture that minimize encroachment within the alley space (e.g. murals, festoon lighting, potted plants, and mobile furniture).

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-3: Design for Personal Safety and Security, B-4: Universal Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, E-1: Maximize Pedestrian Access to the Building and Site, E-3: Minimize the Presence of Service Areas

Examples in Spokane



Figure C.28



Figure C.29

Plants soften the sharpness of buildings and are a great means to screen mechanical equipment.

D ARCHITECTURAL EXPRESSION

Area of Influence: Building, Structure, & Site

Design Objective

Architectural Expression guidelines assist designers and developers in creating skywalks that relate to the neighborhood context and promote quality development that reinforces the individuality, spirit, and values of Spokane. The guidelines are intended to promote architectural design that is complementary to Spokane's heritage

and character. The following objectives and guidelines for Spokane primarily address the exterior of skywalks and their relationship to its architectural surroundings.



D-1 | Create Transitions in Bulk and Scale

D-2 | Design a Well-Proportioned and Unified Building/Structure/Site

D-3 | Maintain the Prevailing Street Edge

D-4 | Design with a Legible Part

D-5 | Enhance the Skyline

D-1 Create Transitions in Bulk and Scale

A building or structure's form should provide a transition in height, bulk, and scale of the overall development from neighboring or nearby areas with less intensive development.



Figure D.01



Figure D.02

Left: a building in Frankfurt, Germany uses curvilinear glazing to reduce the structure's bulk.

Center: the undulating wall of Tanner Springs Park in Portland, Oregon creates a fun transition between the surrounding office buildings and the sunken natural area.

Right: skyscrapers in Chicago, Illinois use step backs to reduce bulk.



Figure D.03

Aspirational Examples

Clarification:

This guideline refers to typical transitions found in the Spokane area, which are often demonstrated with building stepbacks, articulations of building planes and materials, and variable roof heights.

Key Points:

The Schade Building (see figure D.05) and the Liberty Park Branch Library (see figure D.04) offer excellent examples of appropriate transitions in bulk and scale.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-6: Enhance the Building and Site with Landscaping, C-1: Design Façades at Many Scales, C-2: Reinforce Primary Building Entries, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, D-2: Design a Well-proportioned and Unified Building/Structure/Site, D-3: Maintain the Prevailing Street Edge, D-5: Enhance the Skyline

Examples in Spokane



Figure D.05

Above: Step backs and terraced portions in the Schade Building lessen the overall bulk and massing of this former brewery.



Figure D.04

Left: The single story sloping roof line of the Liberty Park Branch Library, with the lowest portions of the structure facing the adjacent residential areas offers a smooth transition to the surrounding neighborhood.

D-2 Design a Well-proportioned and Unified Building/Structure/Site

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building/structure that exhibits a coherent conformance with the original parti.



Figure D.06

These two buildings show the ability to achieve a well proportioned structure through very different means.

This terraced hedge in Chicago softens the hardscape and brings balance to the space.



Figure D.07



Figure D.08

Aspirational Examples

Clarification:

Design the architectural elements and finish details to create a unified building/structure, so that all components appear integral to the whole.

Key Points:

The Catalyst Building (see figure D.10) uses its own strong architectural language to establish a unified composition (horizontal and vertical elements expressed both on the building façades and in the surrounding landscape), whereas the Liberty Park Branch Library (see figure D.09) adopts a spatial language from the surrounding park to build a unified composition. Both buildings are well-proportioned and approach composition from different perspectives.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-6: Enhance the Building and Site with Landscaping, C-1: Design Façades at Many Scales, C-2: Reinforce Primary Building Entries, D-1: Create Transitions in Bulk and Scale, D-3: Maintain the Prevailing Street Edge, D-4: Design with a Legible Parti, D-5: Enhance the Skyline

Examples in Spokane

Right: the Catalyst Building's strong horizontal alignments, tree placement, landscape features and paving patterns all work to create a well unified composition.



Figure D.10

Left: the Liberty Park Branch Library utilizes a contemporary architectural language and a subtle interplay of transparent and opaque building elements to integrate the building into the surrounding park, creating a unified composition.



Figure D.09

D-3 Maintain the Prevailing Street Edge

Design new buildings/structures to help define and maintain the street edge.



Figure D.11



Figure D.12

At the far end of the prevailing street edge concept, these European streets have an undeniable street edge to which all the buildings align.



Figure D.13

Aspirational Examples

Clarification:

Building/structure and site frontages should have active and direct engagement to the street to support pedestrian-oriented activity. Street edges help define public space and promote a continuity of urban fabric along with supporting a pedestrian-oriented experience.

Key Points:

The scale and harmony of architectural expressions along a block are key features that contribute to a public realm's ability to support vibrant pedestrian activity. Street edges are the "walls" that define the public room of every well-composed streetscape.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, D-1: Create Transitions in Bulk and Scale, D-2: Design a Well-proportioned and Unified Building/Structure/Site, E-2: Minimize the Impact of Parking Facilities Along Street Frontages

Examples in Spokane



Figure D.14

The façade of Wilson Elementary School precisely aligns to the façade of the homes down the street.

D-4 Design with a Legible Parti

A good design has a central organizing thought or decision guiding the overall concept. This influencing precept can be depicted as a simple diagram and explanatory statement typically referred to as a parti.

Clarification:

Since the design of a site, public realm, and building/structure should have an organizational concept experienced through scale, proportion, enclosure, and compositional clarity. This parti should not be modified during the design evolution of a project, but should serve as a guide to resolve design issues throughout the maturation of the project.

Key Points:

The outdoor plaza at the WSU nursing building (see figure D.18) expresses all of the organizational ideas for the larger adjacent buildings. As such, the plaza is a good example of a constructed parti diagram.

Related Design Criteria:

Design Guidelines: A-4: Design for Change, B-1: Provide Elements that Define the Place, B-6: Enhance the Building and Site with Landscaping, D-2: Design a Well-proportioned and Unified Building/Structure/Site, D-5: Enhance the Skyline



Chicago's "Cloud Gate" and Hard Rock Cafe along with the Pompidou Museum and plaza in Paris all give off clear messages as to their design concepts.



Aspirational Examples

Examples in Spokane



Left: this tucked-away courtyard in the university district strives to emulate the natural landscape of Spokane.

Right: the parti of this space is undoubtedly centered on a religious experience.

D-5 Enhance the Skyline

Design the upper portions of taller buildings to create visual interest and variety in the City, Neighborhood, and/or District skyline.

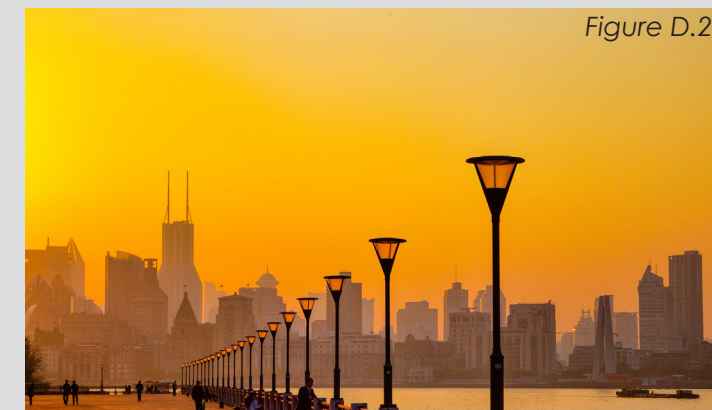


Figure D.20



Figure D.21

Various notable skylines around the world: Singapore (Malaysia), New York City (USA), and Frankfurt (Germany).



Figure D.22

Aspirational Examples

Clarification:

Respect noteworthy structures within the vicinity of a project site, in order to respond and contribute to the skyline of the surrounding built context. In this guideline, the term "skyline" is scalar in nature. That is, the larger city has a specific skyline defined by its tallest structures. Neighborhoods, districts, and blocks also have unique skylines defined by their taller structures (which may not correspond with the tallest buildings in the surrounding city).

Key Points:

The Shadle Water Tower (see figure D.23) accentuates the surrounding commercial and institutional buildings by serving as a landmark feature that defines the neighborhood. The University Gateway Bridge (see figure D.24) enhances the skyline by contrasting the verticality of the arch with the horizontal nature of the railroad corridor.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-1: Provide Elements that Define the Place, B-2: Provide Context Sensitive Signage and Lighting, C-1: Design Façades at Many Scales, C-4: Provide a High-Quality Design for the Public Realm, D-1: Create Transitions in Bulk and Scale, D-2: Design a Well-proportioned and Unified Building/Structure/Site, D-4: Design with a Legible Parti

Examples in Spokane



Figure D.23

The iconic shape and colors of the Shadle Water Tower can be clearly seen from viewing points around the city.



Figure D.24

The arch of the university district pedestrian bridge contributes its sleek design to the Spokane skyline.

E ACCESS & SCREENING

Area of Influence: Building, Structure, & Site

Design Objective

Access and Visual Impact guidelines assist designers and developers in creating skywalks that minimize adverse environmental impacts.



**E-1 | Maximize Pedestrian Access
to the Building and Site**

**E-2 | Minimize the Impact of Parking
Facilities Along Street Frontages**

**E-3 | Minimize the Presence of Service
Areas**

E-4 | Design Sustainable Parking

E-1 Maximize Pedestrian Access to the Building and Site

Minimize adverse impacts of curb cuts and drive-aisles on the safety and comfort of pedestrians.



Figure E.01

Large entry plazas separated from vehicular travel, pedestrian-scale lighting, seating, and landscaping all ensure safe and comfortable access to these public buildings. Top left and right: open spaces in Portland Oregon. Bottom right: Scottish Parliament Building in Edinburgh, Scotland



Figure E.02



Figure E.03

Aspirational Examples

Clarification:

This guideline refers to potential impediments to the free flow of pedestrians onto a site from the public realm. Vehicle turn lanes, curb cuts, service areas, and blank walls can all dissuade pedestrians from being able to comfortably approach, or cross adjacent to, buildings and sites.

Key Points:

Both the Liberty Park Branch Library (see figure E.03) and the pedestrian walkways of the Gonzaga University campus quad (see figure E.04) demonstrate highly accessible pedestrian spaces. While these spaces can easily accommodate vehicular traffic (e.g. service vehicles), the movement of these vehicles is clearly subservient to the safety and free flow of pedestrian movement.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, A-2: Provide a Sustainable Framework, A-3: Accommodate the Multi-modal Transportation Network, A-4: Design for Change, B-2: Provide Context Sensitive Signage and Lighting, B-3: Design for Personal Safety and Security, B-4: Universal Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, E-2: Minimize the Impact of Parking Facilities Along Street Frontages, E-3: Minimize the Presence of Service Areas

Examples in Spokane



Figure E.03

Above: the Liberty Park Branch Library entrance seamlessly incorporates universal pedestrian access. Paths are at such a gentle slope that handrails are not required.

Left: wide pedestrian-only pathways provide students easy and safe routes to university buildings.



Figure E.04

E-2 Minimize the Impact of Parking Facilities along Street Frontages

Minimize the visual impact of parking by designing parking facilities into the building/structure, e.g. below ground, behind veneer non-parking uses, or above the ground floor.



Figure E.06

Top left: the parking garage is set back from the street and behind retail shops so it takes up minimal street frontage.

Top right: Plantings and a decorative wall screen the surface parking lot.

Bottom right: plants and decorative screens help screen the parking garage from view.



Figure E.07



Figure E.08

Aspirational Examples

Clarification:

This guideline's use of the term "parking facilities" refers to both parking structures and surface parking lots. Incorporate contextual architectural treatments or suitable landscaping to enhance the safety and comfort of people using the facility as well as passersby.

Key Points:

The Department of Environmental Quality's surface parking lot (see figure E.10) is screened from the street with enhanced landscaping. Gonzaga University's Hamilton Street parking garage (see figure E.09) is screened from the street by the introduction of a veneer of institutional space (campus office space and bookstore). In both cases, the visual presence of a higher concentration of parked vehicles adjacent to the street is either eliminated or mitigated.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, A-3: Accommodate the Multi-modal Transportation Network, B-2: Provide Context Sensitive Signage and Lighting, B-3: Design for Personal Safety and Security, B-4: Universal Design, B-5: Provide Inviting and Usable Open Space, B-6: Enhance the Building and Site with Landscaping, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, D-3: Maintain the Prevailing Street Edge, E-1: Maximize Pedestrian Access to the Building and Site

Examples in Spokane



Figure E.09



Figure E.10

Left: this parking garage on the Gonzaga University campus incorporates retail and screens to minimize the visual impact.

Right: plantings are used to create a visual buffer between the parking lot and the sidewalk.

E-3 Minimize the Presence of Service Areas

Screen service areas and mechanical equipment from the view of passersby.



Figure E.11
While an enclosure or screen are common ways to hide service areas and mechanical equipment, planting trees and shrubs in front of those areas can be just as effective.



Figure E.12

Commissioning a local artist to paint a brick enclosure is a fantastic way to bring character to a space.

Aspirational Examples

Clarification:

Locate service areas for dumpsters, recycling facilities, loading docks and mechanical equipment away from street frontages where possible. Minimize adverse smells, sounds, views, and physical contact by keeping such service areas away from the public realm.

Key Points:

The loading dock at the Washington State University's nursing building (see figures E.13 and E.14) is screened from the adjacent plaza space by a concrete ventilation shaft and heavy landscaping.

Related Design Criteria:

Design Guidelines: A-1: Provide a 360-degree Design, B-1: Provide Elements that Define the Place, B-6: Enhance the Building and Site with Landscaping, C-3: Develop Pedestrian-oriented Spaces Along Street Frontages, C-4: Provide a High-Quality Design for the Public Realm, C-6: Enhance Alleyways, E-1: Maximize Pedestrian Access to the Building and Site

Examples in Spokane

A tall concrete service area accessed by large delivery trucks is tucked behind the spruce tree in this image.



Figure E.13

The same service area as above, from a different angle



Figure E.14

E-4 Design Sustainable Parking

Design places for parking that mitigate automobile and impervious surface impacts to air, temperature, and water; and improve the City's visual and environmental quality.



Figure E.15



Figure E.16

Solar panels built into shade structures, charging for electric vehicles, rain gardens to capture surface runoff, and permeable paving are all excellent ways to facilitate sustainable parking.

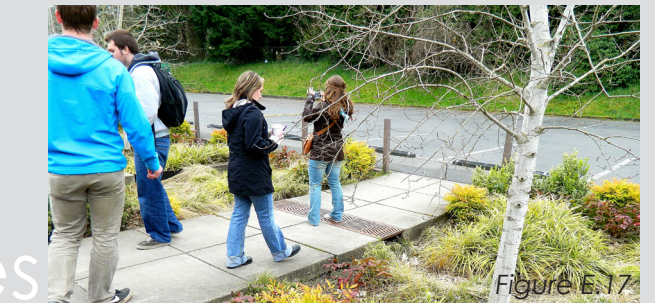


Figure E.17

Aspirational Examples

Clarification:

This design guideline refers to all parking facilities (structures and surface lots). Consideration should be given to on-site stormwater infiltration/retention (e.g. permeable pavement), surface treatments that moderate heat island effects, and provide opportunities for energy conservation/generation (e.g. photovoltaic panels, electric vehicle charging stations).

Key Points:

The images associated with this guideline (see figures E.15-E.19) depict the broad range of ways this guideline can be implemented.

Related Design Criteria:

Design Guidelines: A-2: Provide a Sustainable Framework, A-3: Accommodate the Multi-modal Transportation Network, A-4: Design for Change, B-6: Enhance the Building and Site with Landscaping,

Examples in Spokane

Landscape swales designed to capture surface runoff from the adjacent parking lot.



Figure E.19

Landscape strip functions as a buffer between pedestrians and vehicles while also capturing and purifying surface runoff from the parking lot.



Figure E.18

Glossary of Terms

Glossary of Terms

Action Approving Authority: Any City official that may initiate the design review process, accept final recommendations, or render final determinations regarding design review. Actions Approving Authorities at the City include the Hearing Examiner, the Planning Director, or the City Engineer. While not considered an action approving authority, the Plan Commission may request the Design Review Board’s review and recommendations of any urban design portions of plans or codes under its consideration.

Active Street Edge: In addition to the four horizontal elements of sidewalks (see *Sidewalk Zones*), there are three distinct vertical zones on the ground floor façades of buildings adjacent to sidewalks. These are (see figure below):

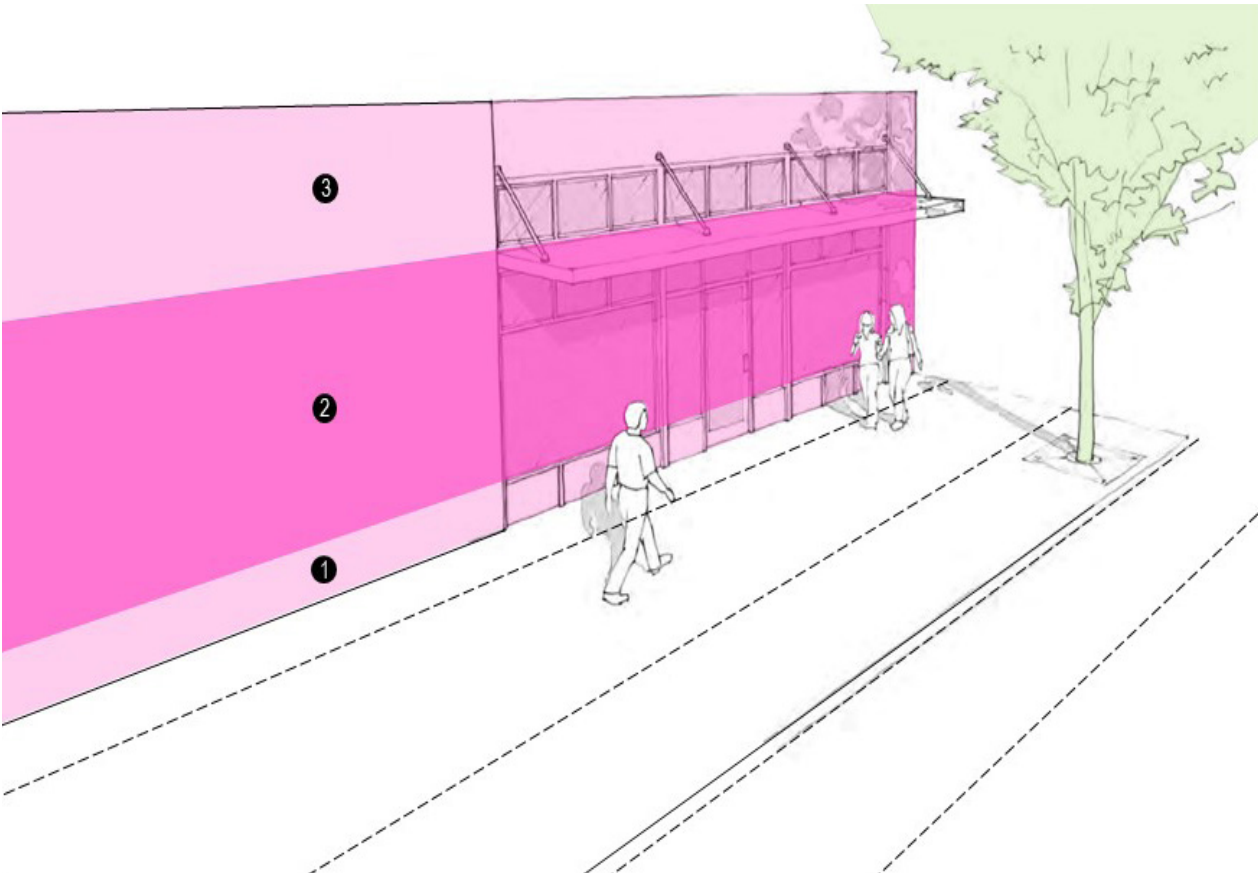


Image modified from the National Association of City Transportation Officials

1. Bulkhead/Kickplate Zone

The portion of the ground floor closest to the ground plane. Typically this zone ranges from 1- to 2-feet in height. This portion is often opaque and more resilient to impact.

2. Storefront/Window Zone

The portion of the ground floor with the greatest level of transparency, the purpose of which is to establish a visual connection between the activities within the building and those on the sidewalk.

3. Transom/Ceiling Zone

The portion of the ground floor accommodating transitional elements from the ground floor to the upper floors. Exterior elements often include marquees, awnings, transom windows, signage, and cornices.

Area of Influence: As every building and site rests within a variety of contexts, each design guideline category is provided with the relative scale in which potentially influencing factors may be found or wherein they may be expressed. These are, from largest to most local: Region, City, Neighborhood, District, Public Realm, Site, and Building/Structure.

Civic Use: Within the context of the Spokane Municipal Code, and the range of uses typically referred to as civic in nature, a Civic Use is an enclosed/conditioned space that can accommodate a range of public functions operating under the auspices of a government body. Such uses may include offices, public schools or colleges, public health clinics or hospitals, community centers, libraries, museums, fire houses, police stations, and courts of law.

Contextual: An attribute of a context area (similar to an Area of Influence), a project or design element that is contextual is one that responds to social, cultural, or historic stimuli that may influencing a site, structure, or building. A good example of contextual design is one that seamlessly weaves into an existing neighborhood or street.

de minimis Change: Any change to a project’s design after the conclusion of design review that would have a negligible effect on the final recommendations provided to the City’s action approving authority. See *Substantial Change*.

Design Departure: While the design review process cannot waive compliance with a design standard, a design departure can grant the approval of an alternative means of complying with a standard. The alternative design must comply with the decision criteria for design departures listed in the Unified Development Code ([Spokane Municipal Code 17G.030.040.A-F](#)).

Design Guideline: A set of design parameters for developments which apply to projects that would trigger design review. These parameters may be unique to a design district, sub-district, overlay zone, or to specific project types. The guidelines, as design criteria, are adopted public statements of intent and are used to evaluate the acceptability of a project’s design ([Spokane Municipal Code 17A.020.040.L](#)). Design guidelines help ensure that the design review process will result in advice and recommendations rendered which stay focused on the community’s set of aesthetic expectations for the projects being reviewed.

Design Standard: A set of design parameters for developments which apply to all projects within a specific land use category. These parameters are written into every zoning category of the Unified Development Code and compliance is obligatory.

Façade: The exterior wall of a building. While often associated with the front (or *face*) of a building, façades are typically those portions of a building’s exterior that can be viewed from a public way or street.

Fenestration: The arrangement and design of penetrations in the exterior wall of a building, typically exterior windows and doorways. The term may encompass the pattern of open-air passageways through a building or the design of a building’s arcade.

Green: See *Sustainable*

Living in Place: Related to Aging in Place, Living in Place refers to the design of a district, street, site, or building that is intentionally composed to be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability, or disability. Unlike Aging in Place, Living in Place is not restricted to only accommodating the needs of people as they age.

Glossary of Terms (continued)

Parti: A good design has a central organizing thought or decision guiding the overall concept. This influencing precept can be depicted as a simple diagram and explanatory statement, typically referred to as a parti. As the design of a site, public realm, and building should have a comprehensive concept experienced through scale, proportion, enclosure, and compositional clarity this coordinating precept can be expressed in the parti’s diagram and statement. A parti is derived prior to the development of a project’s plan, section, or elevation diagrams.

Plinth: In urban design a plinth is defined as a projecting masonry coursing that forms a platform for a building. Such a course is typically knee-high, though taller plinths may be used to add monumentality to landmark buildings.

Public Realm: Those parts of the urban fabric that are held in common, either by physical occupation or visual association. This includes, but is not limited to plazas, squares, parks, vistas, streets, public frontages, private frontages, civic buildings, and certain spaces in commercial developments like the common areas of malls and hotels. There is an ethical and civic connotation to the term that transcends the mere physical, legal, or utilitarian. On a street, the public realm is the entire space formed by the adjacent buildings/structures and site improvements.

Resilient: See *Sustainable*

Sidewalk Zones: The various portions of a public sidewalk with discrete functions. These are (see figure, below):

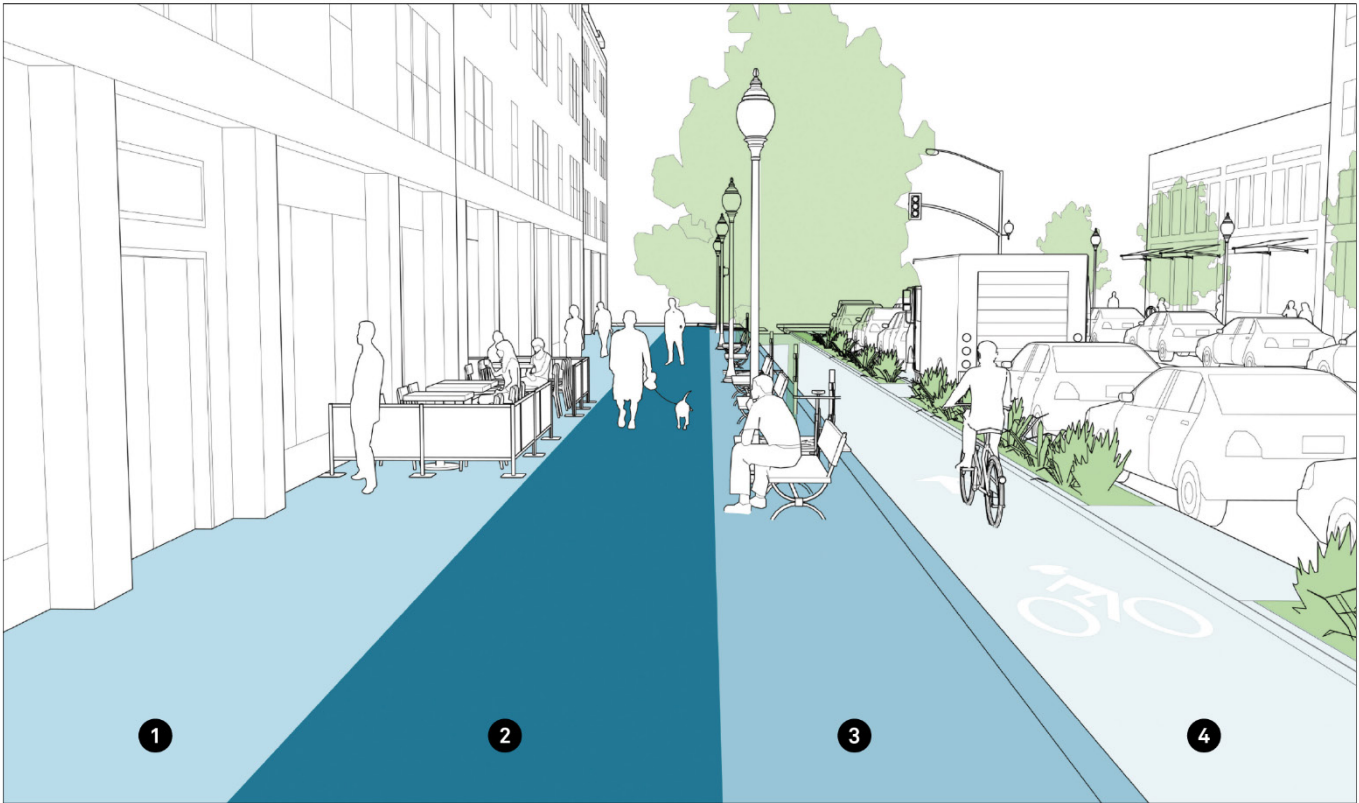


Image from *Global Designing Cities* and the National Association of City Transportation Officials

1. Frontage Zone	2. Clear Path Zone	3. Street Furniture Zone	4. Buffer Zone
The section of the sidewalk that functions as an extension of the building, whether through entryways and doors or sidewalk cafés and sandwich boards. The frontage zone consists of both the facade of the building fronting the street and the space immediately adjacent to the building.	The pedestrian clear path defined by the primary, dedicated, and accessible pathway that runs parallel to the street. The clear path ensures that pedestrians have a safe and adequate place to walk and should be 5-feet wide in residential settings and 7- to 12-feet wide in downtown or commercial areas with heavy pedestrian volumes.	The section of the sidewalk between the curb and the clear path, in which street furniture and amenities such as lighting, benches, newspaper kiosks, transit facilities, utility poles, tree pits, and cycle parking are provided. The street furniture zone may also contain green infrastructure elements such as rain gardens, trees, or flow-through planters.	The space immediately next to the sidewalk that may consist of a variety of different elements. These include curb extensions, parklets, stormwater management features, parking, cycle racks, cycle share stations, and curb-side cycle tracks.

Glossary of Terms (continued)

Substantial Change: Any change to a project’s design after the conclusion of design review that may take a project out of compliance with the final recommendations provided to the City’s action approving authority. A substantial change to a project’s design would typically result in further design review, remanding the project back to either urban design staff or the full Design Review Board to determine if additional, or revised, recommendations are warranted.

Superior in Design Quality: A determination that an alternative means of complying with the intent of a design standard would result in a greater compliance with the set of applicable design guidelines than what would be potential achieved by complying with the requirements (R) or presumptions (P) written in the design standard’s implementation section.

Sustainable: An attribute or action that does not completely use up or destroy a resource. A design element that is sustainable is one that can last for a long time or can be easily repaired using local and readily available materials and techniques. A design element may also facilitate an occupant or user lifestyle involving sustainable methods. Typically, sustainable efforts focus on reducing, reusing, and recycling of valuable and limited resources.

Thoroughfare: An all-encompassing term used to describe a public way whose principal function is to convey goods and people. This includes pedestrians, cyclists, transit riders, drivers, and heavy freight operators. The elements of thoroughfares include sidewalks (frontage zone, pedestrian through zone, furnishing/landscaping zone, curb zone), the flexible area (on-street parking, bicycling lanes), and the vehicle realm (travel lanes, transit lanes, turning lanes, boulevard landscaping). A term often used instead of *street*, as the latter can be limited in perception as a conveyance for motorized vehicles.

Urban Fabric: The physical aspect of urbanism. This term emphasizes building forms, streets, open space, streetscapes, and frontages, while excluding without prejudice ecological, functional, economic, and sociocultural aspects.

Visitability: A design solution for residential uses that eliminates major accessibility barriers. Visitability design includes the following three elements: 1) at least one zero-step entrance on an accessible route leading from a driveway or street sidewalk, 2) all interior doors being wide enough to allow a wheelchair to pass through, and 3) a least one toilet (half bath) on the main floor. A distinct advantage of incorporating these elements in a residential unit is that it will allow an easier conversion of a portion of the main floor into a non-residential use. A term related to Living in Place.

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