

Garden District PUD

1 - Program Review/Collaborative Workshop

April 25, 2018



From :
Design Review Board
 Steven Meek, Chair

c/o Dean Gunderson, DRB Secretary
 Planning & Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :
 Jim Frank / Ben Scandalis
 Greenstone Corporation

Sonneland Commercial
 Properties, LLC
 Sonneland Residential
 Properties, LLC

CC :
 Heather Troutman, Interim Planning
 Director

Tami Palmquist, Assistant Planner
 Brian T. McGinn, Hearing Examiner

Based on review of the materials submitted by the applicant and discussion during the April 25, 2018 Collaborative Workshop the Design Review Board recommends the following:

Applying to Both Submitted Design Concepts

1. **Green Space Buffer:** Applicant shall investigate opportunities to increase the landscape buffer between the existing houses on 34th and the southernmost attached residential units.

Please see [Section 17G.070.130](#) Landscaping and [Section 17G.070.120](#) Significant Features.

2. **Mature Tree Vegetation:** The applicant shall use all opportunities possible to preserve mature, healthy urban forest canopy.

Please see [Section 17G.070.120](#) Significant Features.

3. **Club House / Community Center & Town Square:** The applicant shall further define the pedestrian traffic, access, parking, and circulation surrounding the club house / community center and town square uses. Specifically address vehicular and pedestrian conflicts.

Please see SMC [Section 17G.070.145](#) Circulation and [Section 17G.070.140](#) Community Environment.

4. **Sidewalk Deviation:** The applicant shall bring back before the board at the next DRB meeting additional information regarding the requested design departure relating to sidewalks and associated buffer strips within the CC1 Zone.

Please see SMC [Section 17C.122.110 \(B\)](#) Setbacks and Required Sidewalk Width and [Section 17G.070.135](#) Compatibility with Surrounding Areas.

Additional Item for Conceptual Site Plan

5. **Traffic Calming:** Applicant shall investigate opportunities to optimize the traffic calming strategies along the proposed Crestline / 31st connection, to accommodate the flow of vehicular traffic while emphasizing pedestrian and bicycle safety.

Please see SMC [Section 17G.070.145](#) Circulation.

A handwritten signature in black ink, appearing to read "Steve Meek". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven Meek, Chair, Design Review Board

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