

**Garden District PUD****1 - Recommendation Meeting**

June 13, 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 June 13, 2018 Recommendation Meeting the Design Review Board recommends the following:**

- 1. The Design Review Board finds that the site design and architecture as presented demonstrates the use of innovative, aesthetic, and energy-efficient design.**

*Please see SMC [Section 17G.060.170](#) (D)(4)(b) Decision Criteria | PUD and Plans-in-lieu.*

- 2. The Design Review Board supports the requested design departure to provide a 6 ft. separated sidewalk with a 6 ft. planting strip.**

*Please see SMC [Section 17C.122.110](#) Setbacks and Required Sidewalk Width*

- 3. The project as proposed preserves the healthy urban forest canopy and supports a pedestrian friendly environment.**

*Please see SMC [Section 17G.070.120](#) Significant Features, SMC [Section 17G.070.145](#) Circulation, and [Section 17G.070.140](#) Community Environment.*

- 4. The applicant shall preserve the existing alley of trees in the center of the site.**

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

- 5. The applicant shall consider opportunities for a terminated vista at South Crestline Street and East 32<sup>nd</sup> Avenue with an amenity or art.**

*Please see SMC [Section 17G.070.140](#) Community Environment*

- 6. The applicant shall consider opportunities for greater variation of the roof form of the two story multifamily housing units on the south end of the site to better blend with the existing neighborhood.**

*Please see SMC [Section 17G.070.135](#) Compatibility with Surrounding Areas*

- 7. The project as proposed will better meet the buffer requirement if conifers are integrated into the southern landscape buffer.**

*Please see SMC [Section 17G.070.130](#) Landscaping*

- 8. In the event that the City of Spokane requires that the Crestline connection be established, the applicant shall return to the Design Review Board to address**

**traffic calming, along with any disruptions to the pedestrian friendly environment and urban forest canopy.**

David Buescher, Vice Chair, Design Review Board

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