


DESIGN REVIEW BOARD

LATAH GLEN PUD**1 - Program Review/Collaborative Workshop**

August 12, 2020

	From : Design Review Board Mark Brower, Vice-Chair (Dean Gunderson, serving as acting Chair for signature purposes) c/o Dean Gunderson, DRB Secretary Neighborhood & Planning Services 808 W. Spokane Falls Blvd. Spokane, WA 99201	To : William Nascimento Laguna Canyon Group, LLC William Sinclair, Storhaug Engineering	CC : Brian T. McGinn , Hearings Examiner Louis Meuler, Interim Planning Director Tami Palmquist, Development Services Melissa Owen, Development Services
---	---	--	--

Based on review of the materials submitted by the applicant and discussion during the August 12, 2020 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

- To promote connectivity and offer a neighborhood asset, the Applicant is encouraged to provide an intentional non-motorized connection from the site to the Fish Lake Trail.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 2.5 Character of the Public Realm, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, N 2.1 Neighborhood Quality of Life, and N 4.6 Pedestrian and Bicycle Connections,

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.5 Open Space, SMC 17G.070.120 Significant Features, SMC 17G.070.135 Compatibility with Surrounding Areas, and SMC 17G.070.145.B.1 Circulation

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, and SMC 17C.345.120.J Pedestrian Access.

- The Applicant is encouraged to evaluate the internal sidewalks and pathways and consider opportunities to elevate the pedestrian user experience by introducing benches, nodes, enhanced landscaping, or other means. A network of sidewalks and pathways connecting residents to common buildings, common spaces, and public ways may enhance the overall site design experience.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 2.5 Character of the Public Realm, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, and N 4.9 Pedestrian Safety.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.1 Flexibility, SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.5 Open Space, SMC 17G.070.140 Community Environment, and SMC 17G.070.145 Circulation.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.J Pedestrian Access, and SMC 17C.345.120.L Streets.

- 3. The Applicant is encouraged to return with a more fully developed plan illustrating intended innovation in stormwater treatment.**

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and DP 2.6 Building and Site Design.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.7 Resource Preservation, SMC 17G.070.125 Site Preparation, and SMC 17G.070.140 Community Environment.

- 4. The Applicant shall return with a proposed street tree palette.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, NE 12.1 Street Trees, and N 2.1 Neighborhood Quality of Life.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, SMC 17C.345.120.G Landscaping Areas, and SMC 17C.345.120.L Streets.

- 5. The Applicant shall restore the landscape in the areas of the site beyond the lease areas in a manner consistent with the existing and preserved natural areas on site.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, and N 2.1 Neighborhood Quality of Life.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space.

- 6. The Applicant is encouraged to explore ways to massage the architectural aesthetic of the proposed structures into a cohesive theme that reflects and enhances the regional character of the area. The Board strongly recommends that a set of design standards for the development be crafted in order to maintain consistency with the established style as the project is built out, and to preserve the presumption of privacy between homes.**

Please see the following Comprehensive Plan Goals and Policies: LU 6.9 Facility Compatibility with Neighborhood, and DP 2.6 Building and Site Design.

Please see the following Planned Unit Development Code Requirements: SMC 120 Significant Features, SMC 17G.070.135 Compatible with Surrounding Areas, and SMC 17G.070.140.B.4 & 5 Community Environment

- 7. The Applicant shall return with a developed entry design, gate design, landscaping and signage, along with the design for any proposed fencing or enclosure of the site.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, and DP 2.18 Bus Benches and Shelters

Please see the following Planned Unit Development Code Requirements: 17G.070.010.1 Flexibility, 17G.070.120 Significant Features, 17G.070.130 Landscaping, 17G.070.140 Community Environment, and 17G.070.145 Circulation.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, SMC 17C.345.120.G Landscaping Ares, and SMC 17C.345.120.H Signs.

- 8. The Board appreciates the introduction of additional affordable housing to the Spokane area.**

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.3 Affordable Housing, and SMC 17G.070.010.6 Economic Feasibility.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.010 Purpose

- 9. The Board finds the reclamation and renovation of the existing auto wrecking yard to be an innovative reuse of the land.**

Please see the following Comprehensive Plan Goals and Policies: DP 2.6 Building and Site Design, and DP 2.12 Infill Development

Please see the following Planned Unit Development Code Requirements: 17G.070.010.1 Flexibility, 17G.070.010.6 Economic Feasibility, and 17G.070.135 Compatibility with Surrounding Areas.

Advisory Actions were approved by unanimous vote (7/0)



Dean Gunderson, Secretary, Design Review Board (serving as signatory under DRB Rules of Procedure 9.4.G)

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