

DESIGN REVIEW BOARD
Latah Glen PUD
2 - RECOMMENDATION MEETING

FILE NO.DRB
2022_2014

Design Review Staff Report

December 4, 2020



Staff:
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Applicants:
William Nascimento
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Background

The Design Review Board Collaborative Workshop was held on August 12, 2020.

The following materials are supplemental to this report:

- *Design Review Staff Report | Program Review/Collaborative Workshop, August 7, 2020*
- *Design Review Board | Collaborative Workshop Advisory Actions, August 12, 2020;*

Responses to Advisory Actions

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop including any changes made in response to the advisory actions offered by the Design Review Board on August 12, 2020 as follows (Applicant's comments are provided in *italicized blue*, additional staff comments are in **bold blue**):

- 1. 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.**

A proposed intentional trail alignment connecting the on-site pedestrian system of walks to Fish Lake Trail has been added to the attached Site Plans. A perimeter fence with a pedestrian gate and controlled access for this trail connection is also shown and noted.

Staff Comment: See Additional Topic for Discussion #3.

- 2. 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.**

The internal sidewalks and pathways have been evaluated for opportunities to elevate the pedestrian user experience. The results of this evaluation are shown on the attached 'Site Plan- Design Character' sheet. Locations for pedestrian wayfinding/project identity, seating nodes, with plantings, and recreational nodes are conceptually identified throughout the pedestrian system with referenced character images.

A detailed Landscape Plan will be prepared for City approval, as required, for permitting and construction.

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

The stormwater pond sizes and locations shown are based on Concept Stormwater Plan that has been prepared by our Civil Engineer informed by the completed preliminary Geotechnical Report- see attached Exhibit 'A'

Conceptual bioretention stormwater swales have been indicated on the attached 'Site Plan-Design Character' sheet. Character images of bioretention-style plantings instead of the ubiquitous '208' turf swale are included. Final planting design of bioretention swales will be in accord with the Eastern Washington Low Impact Development Guidance Manual.

Detailed Stormwater and Landscape Plans will be prepared for City approval, as required, for permitting and construction.

Staff Comment: See Additional Topic for Discussion #1.

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

A tree palette with street trees included has been added and concept tree types and locations shown on the attached 'Site Plan-Design Character' sheet.

A detailed Landscape Plan will be prepared for City approval, as required, for permitting and construction.

Staff Comment: See Additional Topic for Discussion #2.

- 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.**

A native dryland hydroseed is indicated and planned on the existing unvegetated slope area with Ponderosa Pines planted as feasible on the attached 'Site Plan - Design Character' sheet.

The Site Plan has been updated to include a note that the existing natural landscape areas to remain within 20' of the site boundary will be augmented, as needed, to achieve the design intent of the required L1 landscape buffer.

A detailed Landscape Plan will be prepared for City approval, as required, for permitting and construction.

Staff Comment: See Additional Topics for Discussion #1 and #2.

- 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.

The architectural theme has been revised to “Regional Northwest” as depicted for the clubhouse - see sheet 4. Design guidelines, under development, will require consistency of homes with this style of architecture.

Design guidelines under development will include the requirement for privacy between the homes to be achieved by landscape buffer and or fencing as needed if it can't be achieved by appropriate window offsets.

- 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.**

Entry Plan- The entry design area has been revised to include a landscaped keypad island with a three-car queue to it within the property, a large vehicle turnaround before the gate and greater detail of the entry/exit lanes that taper to the typical road section - please see Concept Entry Gate Layout With Vehicle Turnaround enlargement, see sheet 5.

Gate - The vehicle gate character image, which depicts single-swing gates attached to masonry columns with a column and planter between the in and out lanes is shown on sheet 5- the masonry columns depicted are now noted to compliment the project clubhouse as part of cohesive Northwest theme throughout the park.

Fencing - a 6' chain link fence has been added and is indicated within the L1 buffer area around the project perimeter on the Site Plan. The chain link fence is anticipated to be visually obscured from outside the project by the required continuous 6' tall plantings of the L1 buffer. A transition from chain link to the ornamental fence, i.e. more decorative tube steel, aluminum, or wrought iron fence, is indicated on the revised entry gate plan, where fencing will be highly visible and a pedestrian gate with controlled access has been indicated. The ornamental fence is noted to compliment the regional Northwest architectural style- see sheet 5, 'Concept Cohesive Entry/Site Character.'

Signage - The project signage character is shown on the attached Site Plan. The masonry monument sign depicted is noted to compliment the clubhouse architectural, color, material, and texture palette during the final design. The entry gate/drive design indicated encroachment into a small portion of the L1 Landscape Buffer around the property.

Detailed Civil Engineering and Landscape Plans will be prepared for City approval, as required for permitting and construction.

Staff Comment: See Additional Topics for Discussion #1 and #3.

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

Noted and very much appreciated.

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

Noted and very much appreciated.

We look forward to getting our Recommendation Meeting with the DRB scheduled as soon as possible.

Additional suggested topics for discussion by staff based on the November 11, 2020 submittal:

Innovative:

1. As indicated on the Applicant's site plan, there are three bioretention swales that fall within the L1 landscape buffer. Does the board have a recommendation regarding selection of plant species that will thrive in a damp/swamp environment which may not receive supplemental irrigation?

Aesthetic:

2. According to page 3 of the Applicant's Site Design PDF (*Site Plan- Design Character) street trees along the western-most north/south running street (Private Road-3) are only shown on the downhill/eastern slope. Does the uphill/western slope provide an opportunity for street trees, and does the board have a recommendation to provide?
3. Is there an opportunity to match the aesthetics of the westernmost emergency vehicle access gate and pedestrian gate leading to Fish Lake Trail to the aesthetics of the entry gate, in order to provide a cohesive site character?
4. As the Applicant's Site Plan is unclear if power and telecommunications is intended to be provided through overhead utility lines, does the board have a recommendation for reducing the visual impact of such overhead lines?

Energy Efficiency:

5. In previous PUDs, street and pedestrian site lighting utilized photovoltaics to offset energy use. Does the board have a recommendation regarding the use of such energy efficient of lighting to meet the PUD design review decision criteria?

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan