

U-Haul of East Town

2 - RECOMMENDATION MEETING

Design Review Staff Report

July 8, 2020

**Staff:**

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

 Neighborhood & Planning Services
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201
Applicants:

Matthew Schaub, U-Haul

matthew_schaub@uhaul.com

Background

The Design Review Board Collaborative Workshops were held on May 13, 2020.

The following materials are supplemental to this report:

- *Design Review Staff Report | Program Review/Collaborative Workshop, May 8 2020;*
- *Design Review Board | Collaborative Workshop Advisory Actions, May 13, 2020;*

Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop/Program Review including any changes made in response to recommendations offered by the Design Review Board on May 13, 2020 as follows (the applicant's responses are noted in *blue italics*, any further staff comments are noted in **green bold**):

1. **The applicant shall return with a developed landscape plan that illustrates how the type L2 landscape requirement will be met along Sprague Avenue and Pacific Avenue.**

Staff Comment: Please see pages 11-13 of the applicant's submittal packet.

2. **Given the contrast between Residential and Commercial zones, the applicant shall give consideration to filtered views, utilizing evergreen conifers, with consideration for selective removal of some of the deciduous trees. Specifically, the landscape along Pacific Avenue should strive to provide a filtered visual screen of the vehicles, portable storage units, and other non-structural utility items that may contain signage and graphics while providing for pedestrian security.**

Copies of our landscaping plans were submitted as well to show what types of plant materials will be used to meet the L2 landscape requirements for the property. Providing the filtered screening between our property and the residential neighborhood along Pacific Ave.

3. **The applicant will return with solutions for how they plan to fully restore the CMU fence along Pacific Avenue.**

The style of block previously used on the block wall along the South side of the property is no longer available, but we have found a close match in style. We plan to restore that wall rebuilding the two sections that have been previously removed. Any sections that have missing or damaged block will be rebuilt with the sample of block we submitted. The decorative portion of those walls

will remain unpainted, but will be pressure washed to clean the block. The solid CMU portions of the wall will be painted with the relaxed khaki paint shown in the updated conceptual drawings to match the South elevation of the building.

- 4. The Applicant is strongly encouraged to return with further improvements to the south elevation of the building - such as using the existing modulations (vertical recesses at pilasters) to create opportunities for variations in the paint scheme. Suggest using more subtle shade difference in the colors, more than using brighter hues.**

We have also taken into consideration the South elevation of the building and have switched the color scheme to include two colors rather than just all white, adding a color change at each vertical pilaster as previously recommended.

- 5. The applicant shall explore ways and means of architectural and signage expression that allude to the Spokane and Inland Northwest region.**

Staff Comment: Please see the applicant's proposed signage on page 8 of the submittal packet.

- 6. The applicant is further encouraged to explore allusory imagery, in lieu of mock parapet storage units.**

The mock storage units that previously were extending up above the roof line on the North side of the building have been relocated. We are still proposing to have them on the North side of the building just down at ground level. We also added some additional life style graphics with a more outdoor themed background on them in various spots around the building to allude to the INW region more.

- 7. The board supports the applicant's retainage of the existing roof design, as a unique architectural feature.**

Additional suggested topics for discussion by staff based on the July 8, 2020 submittal:

Staff have no additional topics for discussion.

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
Mini Storage Design Guidelines