

# Beacon Hill

## Administrative Review

17 November 2005



**From:**  
Darrin Griechen  
Urban Designer  
Economic Development

**Subject:**  
Administrative Design Review of  
PUD

**Applicant:**  
Thomas R Masters  
Consortium LLC  
815 W. 7<sup>th</sup> Ave., Suite 200  
Spokane, WA 99216

Whipple Consulting Engineers  
Craig MacPhee  
13218 E. Sprague  
Spokane Valley, WA 99216

### Request

Administrative Design Review of Planned Unit Development

### Proposal

The site is zoned R1 and is designated for "Residential 4-10". The proposed preliminary plan and PUD will create 276-unit, 35 lot (with bonus density) in a R1 Zone. The subject property is 21.21 acres.

### Recommendation

Since this project is of a similar scale, density and type as applications that the Design Review Committee has given recommendations for in the past, this application was administratively reviewed under Rule 24.1E of the Design Review Committee Rules and Procedures.

The staff recommends the Chairman acting on behalf of the Design Review Committee approve the Beacon Hill PUD as shown presented with the following conditions:

1. Additional pedestrian connectivity shall be provided for with separated curb and sidewalk as shown in attached redlined plans.
2. Street trees will be provided along all street frontages with final location, tree spacing and species selection to be approved by the City Arborist.

For the following reasons:

1. The project as proposed lacked clear pedestrian connectivity in some areas within the PUD to the common buildings, and public sidewalks.
2. Street trees provide for a pleasant pedestrian experience, environmental benefits of cleaner air, reduced stormwater run-off, and reduced heat-island effect for paved surfaces, and are a benefit to the general public.
3. The proposal is within the density called for within the Comprehensive Plan.
4. The proposal is for the most part consistent with the Comprehensive Plan.

### Background Information

This recommendation by the Design Review Committee does not alleviate any requirements that may be imposed on this project by other City Departments, and only addresses elements that are covered within the adopted PUD design guidelines.

On behalf of the Design Review Committee, under the authority granted to the Chair by Rule 24.1E of the Rules and Procedures of the Committee:

- I accept and concur with the staff recommendations, adopt these recommendations as my own findings, including the conditions recommended by staff, for the reasons stated.
- I accept and concur with the staff recommendations, adopt these recommendations as my own findings, including the conditions recommended by staff, for the reasons stated, with the following modifications:

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- Upon the information provided by staff, the following are the Chair's recommendation, conditions and reasons: (attach other sheets as necessary)

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The decision of the Chair of the Design Review Committee may be appealed to the full Committee by contacting the Committee Secretary.

  
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Ron Wendle, Chair, DRC

*Nov 18 2005*  
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Date:

cc: Steve Franks, Interim Planning Services Director  
Leroy Eadie, Current Planning

**Authority**

SMC section 4.13.020, the Design Review Enabling ordinance, gives authority to review this project. The recommendation of the Design Review Committee will go to the appropriate hearing official.

**Policy Basis**

Spokane Municipal Code  
PUD guidelines  
General Land Use Plan