

URBAN
BY NATURE

KENDALL
YARDS

Kendall Yards Design Guidelines

North Gorge Residential, LLC

October 12, 2015



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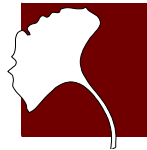
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Introduction

Kendall Yards is a new urban community in Spokane, located on north bank of the Great Spokane River Gorge. The 78 acre project is designed to be pedestrian oriented, providing easy access and connectivity to surrounding neighborhoods and downtown.

All new homes in Kendall Yards are just a short walk or bike ride from downtown town on the Centennial Trail. Residential development includes an economically diverse ranges of multi-family and single family for sale and rent. Life style options include apartments and condos in mixed use buildings as well as single family detached homes.

Commercial development includes higher intensity uses east of Maple Street in the commercial mixed use core. Restaurants, service retail and other businesses are integrated with residential development in the creation of truly mixed use development. Accessory service retail is contemplated west of Maple Street. This small amount of retail is envisioned to meet the needs of residents within the community and surrounding neighborhood.

The foundation for parks and open space in Spokane is found in the Olmsted Brothers Report to the Spokane Park Board dated 1908. The report included specific reference to the 'Great Gorge Park'. The vision of the Great Gorge Park was revived with the completion of the Great Spokane River Gorge Strategic Plan. That plan has been accepted by the City of Spokane and is referenced in the Comprehensive Plan. The proposed modified PUD shares the vision contained both in the Olmsted Brothers Report and in the Strategic Plan with the implementation of significant elements of both.

This plan includes the extension of the Centennial Trail from Monroe to the Sandifur Bridge and Summit Boulevard to the northwest. The Centennial Trail is the spine of a new linear park that connects Veteran's Court Park, Herb Hamblin Conservation Area, other city park properties and new parks within the project that complete the Olmsted Brothers vision for the Great Gorge Park.

The preparation of Design Guidelines for the Kendall Yards was directed by the City of Spokane Hearing Examiner in his Decision on the Preliminary Plat and Planned Unit Development application by North Gorge Residential Properties LLC for a 78 acre Preliminary Plat and PUD to be known as Kendall Yards. (Z2006-06-PP/PUD)

Condition #4 specifies the requirement for the preparation of Design Guidelines:

4. The applicant seeks modification and approval of building coverage, yards and height in this PUD. The Hearing Examiner hereby approves the requested modifications as documented in the modified PUD Zoning Standard Matrix which is attached to the application as Appendix No. 4, subject to the following conditions. Buildings in the eight to twelve-story categories are subject to Design Review and shall incorporate a design of equal or better quality than would be achieved under the current City Tall Building Standards (SMC 17C.250) and the North Bank Overlay District (if applicable). If Design Review finds that any proposed buildings fail to meet the overall guidelines of the PUD Master Plan then the concept plan for those buildings shall be submitted to the Hearing Examiner for review. The Design Review Board is encouraged to use as public a process as possible in reviewing the designs. The applicant shall also submit to Design Review for review and comment, the overall project design guidelines of the PUD Master Plan including the signage standards as well as the design of all public plazas and public spaces within each phase of the PUD at the time each PUD phase is finalized.

North Gorge Residential Partners proposes Design Guidelines for Kendall Yards to meet the requirements of the Hearing Examiners decision reflect the character and intent of the approved PUD and provide a framework for design and construction of improvements.

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ARCHITECTURAL AND SITE DEVELOPMENT GUIDELINES

Use and Implementation:

The Kendall Yards Design Guidelines are intended to:

- Provide City staff and building developers with supplemental design standards for signage and landscaping in the CB 150 Zone classification, together with detailed clarification of the design standards for Kendall Yards as approved in the Kendall Yards PUD. These standards are attached as “Exhibit A: Kendall Yards Final PUD Design Standards”. These guidelines are to be utilized by City Staff during the review of all permit applications and development plans for projects within Kendall Yards. Exhibit A is clarification of the project PUD approved development standards as defined in Appendix 4 to the PUD approval and includes additional design standards for signage and landscaping in the CB 150 Zone.
- Provide the Kendall Yards Architectural Review Committee (ARC) with guidelines to review projects that are subject to ARC review within the Kendall Yards Planned Unit Development (PUD). The Design Guidelines are the “foundation” document of ARC review of projects in Kendall Yards and expresses the vision of the Developer for the construction of the project. These Design Guidelines express a vision for the project consistent with that expressed in the PUD application.
- Provide City of Spokane Design Review Board (DRB) with reference guidelines for projects that require DRB review per the Hearing Examiners Decision approving the Kendall Yards PUD.

See Exhibit G. for City of Spokane Permitting, City of Spokane Design Review Board and ARC Process Diagrams



I. Architectural Design

A. Respond to the West Central Neighborhood and Historic Monroe Street Corridor Context

Architectural design and major building elements should complement desirable urban features of the surrounding West Central Neighborhood, Historic Monroe Street Corridor and Spokane County government campus.

B. Form, Bulk and Scale

Building form should be consistent with the character and intent of the Kendall Yards PUD as an urban residential and mixed use setting. The plan is designed to have buildings with lower heights along the north boundary of the site. Buildings of greater height should be located along the southern edge of the property. Buildings along the bluff should respect the natural environment of the gorge. Building Height Districts and limitations are addressed in the PUD approval, see Exhibit D.

C. Architectural Review Committee (ARC)

The Kendall Yards Architectural Review Committee will utilize these guidelines to review projects covered by these design guidelines and as required by the applicable Covenants, Conditions and Restrictions (CC&Rs) of the appropriate Kendall Yards association.

D. City of Spokane Design Review Board

The Kendall Yards Planned Unit Development Conditions of Approval include provisions for review of taller buildings by the City of Spokane Design Review Board. This review of tall buildings shall be as follows:

“Buildings in the eight to twelve-story categories are subject to



Design Review and shall incorporate a design of equal or better quality than would be achieved under the current City Tall Building Standards (SMC 17C.250) and the North Bank Overlay District (if applicable). If Design Review finds that any proposed buildings fail to meet the overall guidelines of the PUD Master Plan then the concept plan for those buildings shall be submitted to the Hearing Examiner for review." See Exhibit G for review process.

City of Spokane Design Review Board also reviews:

- Each project phase
- Overall project design guidelines
- Design of all public plazas and public spaces within each phase (per Hearing Examiners Decision)

E. "Green" Building

Kendall Yards is being developed in a holistic manner that includes elements of green design that include programs such as LEED (Leadership in Energy and Environmental Design) and Energy Star that can be helpful in guiding design solutions with sustainable outcomes. Some ways to implement "green" building include:

1. Utilizing durable, local materials;
2. Consider integrated building systems that incorporate long term maintenance strategies for building systems that maximize efficiency.
3. Consider building orientation and other strategies for maximizing energy efficiency through alternative energy sources and the optimization of natural light;
4. Evaluate landscape design for opportunities to maximize access to winter light and summertime shading.
5. Incorporation of holistic strategies for stormwater management into the building design that integrate site and building stormwater management systems.



II. Adjacent Public / Private Property and Improvements

- A. Adjacent property may not be used for access or as a parking area or staging area by any contractor or subcontractor working on the building site without Owner's approval.
- B. Construction Cleanup: Construction sites and adjoining properties must be kept free of construction litter and debris. Weekly cleanup is required. Dirt, mud and debris must be cleaned from adjacent walks, curbs, streets and other existing public/private improvements.

III. Site Planning & Massing

Respond to the Existing Neighborhood and development in Kendall Yards.

- A. Respond to the Physical Environment.
Each building site is integral to the larger physical context of Kendall Yards, West Central Neighborhood and the Spokane River Gorge.
- B. Enhance the Great Spokane River Gorge, West Central Neighborhood and the skyline of the city.

The design of buildings in Kendall Yards should incorporate elements that create visual interest and variety in the skyline.

- C. Maintain an Urban Character.

The design of Kendall Yards should maintain an "urban" character as defined by the following:

- 1. Kendall Yards shall maintain a mix of complementary land uses in both the commercial and residential areas of the



Kendall Yards Centennial Trail



community. In the commercial areas there should be a mix of retail, office, commercial and residential uses. In the primary residential areas west of Maple Street small scale retail and commercial uses are included and are consistent with the PUD Approval.

2. Kendall Yards should be medium to high density in land uses consistent with the PUD Approval.
3. Kendall Yards should maintain a pedestrian character where priority is given to pedestrian and bicycle movement over that of automobiles.

D. Park and Open Space.

The park and open space plan of Kendall Yards shall be designed to be accessible by all residents and businesses within a 5 minute walking distance, as provided in the PUD Approval.

IV. Pedestrian Environment

Defining the Pedestrian Realm as a priority over automobile movements.

- A. Promote Pedestrian Circulation and Access
 1. Pedestrian and multiuse circulation systems should connect to the existing circulation systems in the West Central Neighborhood and the existing Centennial Trail.
 2. Roads should be narrowed consistent with the Comprehensive Plan recommendations for walkable neighborhoods.
 3. Traffic calming features should be incorporated into road design.
 4. Summit Parkway should be designed to be consistent with the streets approved in Appendix 4, Modified of the Kendall Yards PUD (See Exhibit A).



Building Façade and Pedestrian Space

- B. Promote Pedestrian Interaction
1. The street level of buildings should be designed to encourage pedestrian interaction with the functions of the building.
 2. Public street sidewalks in the residential neighborhoods shall have a planting strip, that separates the sidewalk from the street, with a minimum width as defined in Exhibit A, Appendix 4, Modified.
 3. All sidewalks along public streets in the commercial areas, east of Cedar Street shall include an amenity zone with street trees or landscape buffer. See Exhibit A, Appendix 4, Modified for required width of sidewalks and buffers.
 4. All lots shall be connected to a sidewalk along a public street, sidewalk in a common area or the Centennial Trail. This level of access meets the city's requirements for pedestrian access to lots.
 5. Sidewalks are not required within off-street parking lots or along private access drives.
 6. Pedestrian connections from Summit Parkway to the Centennial Trail are planned and encouraged.
- C. Façade Design
- Architectural features; articulation, fenestration patterns, and material compositions should reflect the activities within the building.
1. Building façades should include elements that are scaled to promote pedestrian comfort, safety and orientation.
 2. The building façade should also create and reinforce a "human scale" at street level and incorporate spaces for gathering or outdoor seating where appropriate.
 3. Buildings should not have large blank walls without windows facing the street, especially near sidewalks or the Centennial Trail.



The Nest Plaza

- D. **Building Entries**
Building entries should be prominent and recognizable to promote pedestrian orientation to building access.
- E. **Sidewalk Spatial Definition and Weather Protection**
Awnings or overhead weather protection provide spatial definition and improve pedestrian comfort and safety. Building designs should evaluate the incorporation of awnings or other weather protection. The awning or weather protection should be continuous (where possible) and well-lit.
- F. **Pedestrian-Friendly Materials and Street Furniture**
Material selections for sidewalks, plazas and pedestrian areas should consider incorporation of materials at street level that create a sense of permanence.

V. **Public Plazas, Open Spaces and Amenities**

Enhancing Public Plazas, Open Space and Streetscape

- A. **Inviting and Usable Public Spaces**
Public plazas, parks and open spaces should be designed to promote social interaction, increase opportunities for public gathering and create an active environment for workers, residents and visitors.

Specific Considerations:

1. All park and open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety.
2. Open space and park locations shown on the approved Kendall Yards PUD should consider preserving solar access to



The Nest Plaza

the open space and adjacent sidewalks where appropriate. Incorporation of large deciduous trees in parks and open spaces is encouraged to provide seasonal shade and spatial scale.

3. Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs, and umbrellas to provide shade in the warmest months. Open spaces and parks should be designed to visibility into and out of the open space.

B. Courthouse View Corridor

The 85' wide view corridor shall be as shown on the PUD master plan. The view corridor will not have any permanent building structures or vertical building construction. Awnings, signage, access drives, public streets, parking, access to underground parking and pedestrian plazas are allowed within the view corridor. The purpose of the view corridor is to provide a visual corridor from the courthouse to the river.

The Courthouse View Corridor spaces could include outdoor seating with open structures/umbrellas for restaurants, benches, street furniture, plazas, signage, art, landscaping and trees. Food vendors are encouraged at appropriate locations. Building awnings and signage are allowed to extend into the view corridor with approval of the ARC. Buildings should be designed to interact with the open spaces created by the corridor.

A physical connection from the view corridor to the Centennial Trail is desired and encouraged. Physical connections from Summit Parkway to the Centennial Trail are provided and provisions for access at the View Corridor are dependent on site conditions and development of adjacent properties.



The Nest Plaza

C. Sense of Place

Open space and plaza design should incorporate special elements on building façades, within public open spaces, or streetscape that create a distinct, attractive, and memorable “sense of place” associated with the building, open space, park or plaza.

The extension of Spokane’s art walk along the Centennial Trail west through Kendall Yards offers a unique opportunity to enrich open spaces, plazas and the pedestrian environment with works of art.



'Bulldozer' Sculpture
Summit Parkway—Kendall Yards

VI. Architectural Review

The Kendall Yards PUD Approval granted variances from the developments standards included in the Spokane Municipal Code by the Hearing Examiner’s Decision. See Exhibit A, Appendix 4, Modified for dimensional standards. The following is intended to assist the ARC in review of projects.

- A. **Buildable Area and Street Frontage**
 Building setback and building site coverage are governed by City development standards as amended by Appendix No. 4 Zoning Matrix approved by the Hearing Examiner and attached as Exhibit A. These provisions encourage innovative design with buildings located closer to the street and property lines to reinforce the urban streetscape. Building placement is critical to establishing the urban character and environment of Kendall Yards. Lot and building frontage on public or private streets is not required. As a result, buildings do not require public or private street frontage and lots may front on private access drives, parking areas, courtyards and open space. This encourages innovative urban design and creates opportunities for interesting urban spaces.

- B. **Building Height**
 Building Height is established by the City development standards as amended by Exhibit A and the Building Height Districts approved by the Hearing Examiner.

- C. **Roofs, Roofing Accessories and Mechanical Equipment**
 Roofing applications will be reviewed on an individual building basis. Even though the product is approved, some colors will not be permitted on buildings in Kendall Yards.



Business Access From Alleys or Courtyards



Access Between Multiple Buildings



Pedestrian Alley

Low slope single ply membrane roofs may be permitted when a parapet and cornice are used. In some locations where street frontage is required low slope roofs behind parapets or false fronts are permitted.

All roof-mounted components such as mechanical equipment shall be visibly screened from view from the adjacent public street. See Sign Standards for roof mounted signs.

D. Building Entrances and Access

The building must have at least one entry that is oriented toward the front street facing facade of the building.

Other entries to the building can include:

1. Side entry building such as live-work townhomes.
2. Multiple buildings with entries from a common courtyard or plaza.
3. Pedestrian alley

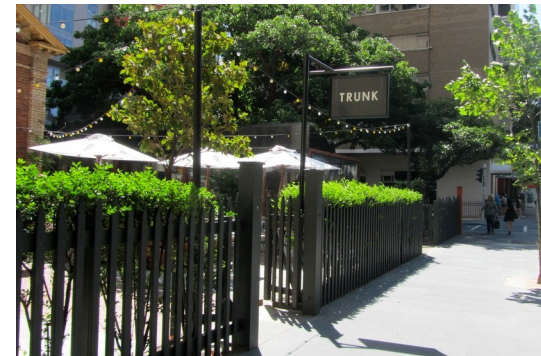
E. Awnings

Awnings or overhead weather protection provide spatial definition and improve pedestrian comfort and safety. Building designs should evaluate the incorporation of awnings or other weather protection. Where awnings are used they shall not extend into the right of way more than the distance allowed in Exhibit A.

Awnings that extend over the public sidewalk or into the Courthouse View Corridor are permitted and are encouraged in retail and pedestrian settings. All proposed awnings must be submitted for ARC review and written approval. If provided, awnings shall blend with or augment the architectural character of the building. The awnings must be constructed of a material select-



Examples Awnings for Storefronts



Space defining fence for restaurant

ed to complement the body color of the building. Awnings above the ground floor will be reviewed on a case-by-case basis. Glass, metal, wood or fabric are acceptable awning materials.

F. Porches, Steps, Fences and Privacy Walls

1. Purpose. The Kendall Yards standards for porches, steps, fences and privacy walls promote the positive benefits of accessory structures without negatively impacting the community or endangering public or vehicle safety.
2. Porches and Steps may extend from the building face. See Exhibit A, for standards.
 - a. Types: Covered or un-covered porches, stoops, and steps that are attached or integrated with the architecture of the home.
 - b. Materials: Porches and steps are to be constructed of durable materials with an urban character that are complimentary to the design, material and character of the associated structure. Metal and masonry construction that reflect and reinforce the architectural character of the building are strongly encouraged.
3. Fences and Privacy Walls near streets are kept low in order to allow visibility into and out of the site and to ensure visibility for motorists. Fences in any required side or rear setback are limited in height so as to not conflict with the purpose for the setback.

The Kendall Yards ARC will have review authority over the design of walls and fences within Kendall Yards. Fence height limitations within the clear view triangle at in-



Front yard fence



Sight obscuring privacy walls

tersections is established by the Spokane Municipal Code.

- a. Types of Fences. The standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.
- b. Materials: Construction of walls, fences and screens of all types are encouraged to be of durable materials with an urban character. Metal and masonry construction that reflect and reinforce the architectural character of the adjacent building are strongly encouraged.
- c. Location, Height, and Design.
 - 1) Street Setbacks.

No fence or other structure is allowed within area defined in Exhibit A, consistent with the required sidewalk width of the Kendall Yards PUD in both the commercial and residential areas.

 - i. Measured from Front Lot Line.

Fences up to the height defined in Exhibit A are allowed in a required street setback that is measured from a front lot line. The fence shall be no closer than the dimensions defined in Exhibit A.
 - ii. Measured from a Side Lot Line.

Fences up to the height defined in Exhibit A are allowed in a required setback that is measured from a side lot line.
 - iii. Side and Rear Structure Setbacks.

Fences up to the height defined in Exhibit

it A are allowed in required side or rear setbacks except when the side or rear setback abuts a pedestrian connection. When the side or rear setback abuts a pedestrian connection, fences are limited.

1) Not in Setbacks.

The height for fences that are not in required setbacks is the same as the regular height limits of the zone.

4. Sight-Obscuring Fences and Walls.

Sight-obscuring fences, walls and other structures over the dimensions defined in Exhibit A are subject to review by the Kendall Yards ARC.

5. Prohibited Fences.

- a. No person may erect or maintain a fence or barrier consisting of or containing barbed, razor, concertina, or similar wire.
- b. No person may maintain a fence or barrier charged with electricity.
- c. A fence, wall or other structure shall not be placed within a public right-of-way without an approved covenant as provided in SMC 17G.010.160 and any such structure is subject to the height requirement for the adjoining setback.
- d. No fence may be closer than the dimension defined in Exhibit A.



Parking with Planting Buffer/Screen

G. Exterior Colors and Stains

All exterior colors are subject to review and approval by the ARC for both original painting and subsequent repainting.

H. Driveways

Driveway cuts onto streets and alleys will be limited to two per building site, unless otherwise approved by the ARC. Driveway cuts connecting to City of Spokane ROW require City of Spokane approval. Landscaping to comply with city's clear view triangle ordinance.

I. Parking

Creative on street and off street parking solutions are encouraged in the design of streets and buildings.

Purpose: On street parking is provided for the convenience of visitors and shoppers of the Kendall Yards commercial district. Visitor parking should be free with time restrictions to encourage easy access to businesses within the district. Employees are to use off street parking, utilize transit, bicycles or walk.

On-street parking spaces in the commercial area east of Maple Street will be striped, whether controlled by meters or not, to provide clear, efficient and effective parking. The incorporation of striped parking spaces has the effect of visually narrowing wider streets resulting in greater pedestrian safety. Additionally, striping breaks up large areas of asphalt by subdividing the ground plane and creating a more human scale environment. Striped parking also provides for more effective use of the parking area.

Angled parking is encouraged at appropriate locations to provide variety in the streetscape and to provide creative design

opportunities for plantings or other elements that reinforce the human scale of the streetscape.

Design of on-street parking shall be coordinated with City of Spokane streets to allow for adequate maintenance, including sweeping and snow removal.

See Exhibit E. Kendall Yards Parking

J. Stormwater Management and Drainage

In addition to review by the ARC, stormwater management plans are subject to current City of Spokane drainage standards and the Developers drainage master plan. Property Owners and developers of individual buildings are encouraged to incorporate techniques to minimize stormwater runoff.

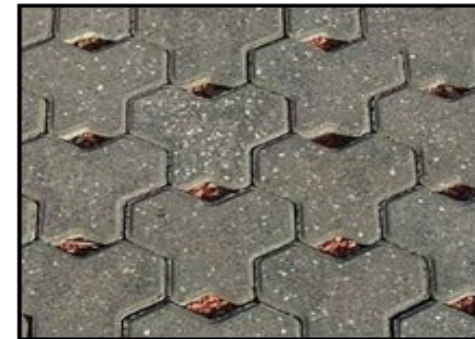
These techniques include (where approved):

1. Bioretention facilities
2. Green roof systems
3. Permeable pavers and pavements.
4. Rain barrels, cisterns and collection systems for on-site stormwater reuse.
5. Soil amendments

Provisions for the disbursement of roof, gutter, site, landscape, walkway and parking lot drainage are the property owner's re-



Rain Garden



Permeable Pavers

- sponsibility.
- K. **Attractive and Appropriate Lighting**
 The objective of the exterior lighting requirements is to ensure adequate lighting for pedestrian and vehicular movement, while minimizing glare and annoyance to adjacent property owners and passersby. "In order to protect the Spokane River Gorge and wildlife habitat, Kendall Yards residential development (streetlights) and commercial buildings (streetlights and building illumination) will be limited to the minimum needed for safety and reasonable functionality." (*Habitat Management Plan, 4.1.2*).

Lighting should be designed to be inviting, festive (as appropriate), promote a sense of security for visitors, workers and residents after dark. Appropriate levels of lighting should be designed to provide appropriate levels of light for pedestrian safety and comfort. Pedestrian and street lighting shall not conflict. Lighting should be incorporated in the following locations:

- On building façades
- The underside of weather protection including awnings
- On and around street furniture
- In merchandising windows
- In plazas, opens spaces and landscaped areas.
- On signage

Street, signage, commercial building and parking lot lighting shall meet full cut off requirements or lighting measures established for signage in this document to minimize light spill onto adjacent properties and the Gorge area per the approved Habitat Management Plan.

Guidelines:



Street Light

1. All exterior fixtures should be selected to provide downward -directed light providing illumination to the pedestrian or vehicular areas to be illuminated. Fixtures are to be approved as required by the ARC.
2. Colored lamps are prohibited except as approved by the ARC for seasonal, festival or accent lighting.
3. Architectural pole lighting for streets, intersections, driveways and parking should not exceed 40 feet in height. Light fixtures, arms and poles are subject to ARC review and approval.
4. Walkway, landscape and all other light fixtures for pedestrian area lighting are subject to ARC review and approval regarding their style, location, number and wattage.
5. Holiday lighting in public and private areas is encouraged. A variance for outdoor special holiday lighting is permitted. Plans and concepts should be submitted to the ARC for review and coordination with other displays.
6. Holiday lighting may extend from buildings and poles across the public ROW.
7. Light fixtures that utilize energy conserving technology including LED, solar are encouraged.

Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot, walkway, site and landscape lighting. Lighting submittals require an actual sample or legible drawings and catalog cuts for the review process. All exterior light fixture locations must be shown on the site plan and exterior elevations of all construction submittals. Landscape lighting should be shown within the landscape plan. All exterior light fixtures installed without ARC review and approval must be removed.



Holiday lights over a street



Holiday lights and decorations over streets

- L. **Passive and Active Solar Installations**
Installations of passive or photovoltaic solar equipment are encouraged. These installations are not required to be visually screened from the adjacent street. However, installations should be designed to be complementary or integral to the design of the building. Solar system installations should minimize clutter with structural systems that are designed for functionality and aesthetics. Solar installations should minimize glare as much as practical.

Skylights and Solar Devices

All glass, plastic or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred over white translucent. Flat skylights are preferable to domes. Solar collectors are encouraged in Kendall Yards. ARC approval is required for all solar collection systems.



Solar Panels Integrated with Building Design



Solar Electric Car Charging Area



Solar Panel Carports

M. Landscaping: Residential District

1. All landscaping in the residential district shall be the same as the City development code.

N. Landscaping: Commercial District

1. Parking Lot Landscaping

- a. The interior of all parking areas shall contain landscape islands and peninsulas located in such a manner as to:
 - 1) Divide and break up large expanses of paving.
 - 2) Guide traffic flow and direction.
 - 3) Promote pedestrian and vehicular safety.
 - 4) Preserve existing trees and vegetation.
 - 5) Interior landscaping shall consist of an evenly distributed mix of shade trees with shrubs.
—Evenly distributed means that the trees are distributed around the parking lot perimeter and between parking spaces to provide a partial canopy.

Interior parking lot tree spacing and planting area sizes are as required in Exhibit A.

Stormwater management: Innovative stormwater techniques are encouraged. Stormwater facilities may be installed in required landscape areas.

2. Perimeter Landscaping. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways.



Residential Landscape



Commercial Landscape

- a. Interior lot lines: no landscape required between lots located within Kendall Yards.
- b. Kendall Yards PUD perimeter landscaping: provide buffer landscaping between Kendall Yards parking lots and adjacent properties. Landscaping as detailed below.
 - 1) Parking lot perimeters adjacent to public street right-of-way.
 - i. See Exhibit A, for the landscape screen width, height and spacing requirements. Clustering of evergreen trees is encouraged. Incorporation of berms, low walls or other landscape features is encouraged.
 - ii. When the landscape screen is located within 15' of a sidewalk with street trees, the tree requirement for the landscape screen may be reduced. See Exhibit A.
 - 2) Parking lots adjacent to buildings within the project shall not require screening.
 - 3) Perimeters of Structures.
 - a) No landscaping is required around the perimeter of any structure in the Kendall Yards commercial district.
 - b) Sight obscuring fences may be installed in the Kendall Yards Commercial District or on the perimeter of the PUD project.
 - 4) Lot perimeters and perimeter of the Kendall Yards PUD: No perimeter landscape or screening is required between a non-residential lot and an adjacent non-residential lot.

O. Signage Guidelines

Signage should be appropriate for the scale and character of the Kendall Yards and commercial district. Signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood and perimeter arterials and access roads. See Exhibit A for dimensional standards for signs.

Large buildings within Kendall Yard should have signage that provides appropriate orientation to the building from the surrounding areas including Monroe Street, downtown and the Centennial Trail. Identification of buildings through architecture and signage provide critical orientation and wayfinding for visitors and residents.

Signage should be designed:

- To facilitate rapid orientation;
- To promote the Kendall Yards business district;
- To add interest to the street level environment;
- To unify the project as a whole;
- To enhance the appearance and safety of the Downtown area;
- To reduce visual clutter;
- With consideration for energy efficiency; and.
- Creative and artistic signage design is encouraged.

Kendall Yards Standards and Guidelines for signage are designed to clearly identify Kendall Yards, it's tenants and buildings to motorists and pedestrians.

The Kendall Yards PUD approval allowed deviations from City standards as outlined in Exhibit A. Signs shall be consistent with City SMC development standards except as follows:

The Kendall Yards Architectural Review Committee (ARC) has the right and sole discretion to approve or deny any sign based on architectural merit, placement and design. Signs shall be designed and installed to enhance both the building and the streetscape. All exterior signs shall comply with the Kendall Yards Design Guidelines and standards identified in Exhibit A. Signs must be approved by the ARC prior to installation. All signs must be professionally designed and installed, and must be well maintained. The ARC reserves the right to restrict the use of all signs visible from the outside of buildings including interior illuminated signs.

1. **Construction Signs:** In the commercial area one temporary construction sign is allowed, up to a maximum size as defined in Exhibit A. The sign shall identify the builder/general contractor and is permitted during the course of construction for each building site. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer/financing company identification may be incorporated into this sign.
2. **Residential Builder Signs:** Builder signs shall be limited to one sign per building site, within dimensional standards as defined in Exhibit A, installed with a single or double post. The sign must be placed behind the right-of-way and adjacent to the street. Builder signs may be placed only after ARC's written approval for the building construction has been issued. Signs must be removed as soon as the building is occupied or when construction is completed. No builder/architect information boxes are permitted. In addition, no separate subcontractor or consultant signs are allowed.



Leasing Sign



Construction Sign

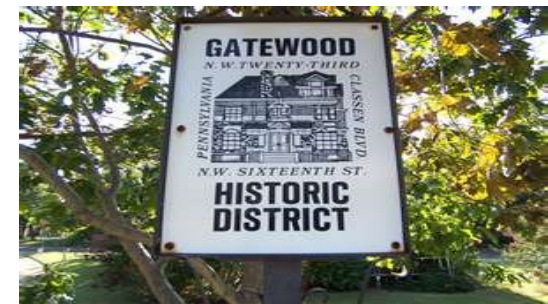
3. For Sale and for Lease Signage: One "for sale" or "for lease" sign is permitted for each building smaller than 10,000 square feet. For larger buildings two signs are permitted. See Exhibit A, for the maximum size. For Sale / For Lease signs must be well maintained.
4. Special Event Temporary Signs: Special event signs up to are permitted along building frontages or in the public right of way but must obtain ARC approval prior to their use. See Exhibit A, for the maximum size. All exceptions to these Sign Guidelines must be presented to the ARC for review and specific approval prior to their use.
5. Project Identity and Wayfinding Signage: There are a number of sign types and wayfinding elements that are part of the wayfinding system:
 - a. Kendall Yards / West Central District entrance Signs – Lead visitors into Kendall Yards from the adjacent arterials like Monroe and Maple Streets.
 - b. Vehicular Directional Signs – First define and lead visitors to the Kendall Yards, then to specific destinations. Directions to parking facilities are also included on these signs.
 - c. Parking Directional Signs – Identify and direct visitors to public parking lots and garages.
 - d. Pedestrian Kiosks and Directional Signs: Signs and maps intended to orient and direct individuals on foot throughout Kendall Yards.



Temporary window signs



District entrance sign



Neighborhood entrance sign

- e. Destination Identity – Signs identifying a destination, including multiple configurations for different settings.
- f. Banner Standards – Guidelines for use of banners to enliven and unify streetscapes.

Signs Allowed without ARC Approval:

1. Temporary cultural and public service window posters, when posted inside businesses shall be permitted.
2. Temporary promotional or special window signs posted inside businesses shall be permitted for up to 30 days. Longer time frames require ARC approval. See Exhibit A, for maximum size allowed per window.



Special Event Sign and Banner



Sign Lighting:

Signs may be backlit, top or bottom lit with single or multiple sources. Signage lighting shall meet full cut off requirements to minimize light spill onto adjacent properties and the Gorge area per the approved Habitat Management Plan.

All lighting must have ARC approval prior to installation.

Exterior neon or other gas filled signs may be approved on a case by case basis by the ARC.

Removal of abandoned signs:

It is the responsibility of the property owner to remove any abandoned sign within two days of the cessation of its use.

Removal of non-conforming signs:

Any signs which, in the sole judgment of the ARC, are deemed to be non-conforming will be removed and held for 14 days; after which time they will be destroyed, if not retrieved by the responsible party.



Special Event Sign and Banner



Pedestrian Wayfinding Sign for Businesses



Parking Identification Sign



Parking Identification Sign



Pedestrian Directional Sign



Pedestrian Kiosk



District Directory



Street Banners and Art are Encouraged

Kendall Yards Identity, Wayfinding and Business Signage Descriptions

S-1. Identity Signage:

There are a number of sign types and wayfinding elements that are part of the wayfinding system:

- A. District Entrance Signs:
Rationale: Destination guides signs to be placed as necessary along streets to guide visitors and residents to Kendall Yards commercial area. No business advertising to be included as part of this sign.

Location: Signs are approved for following locations:
(a) for north and south bound Monroe Street within the Monroe Street frontage an entrance monument sign is allowed within 1 block north and south of Bridge Avenue; (b) one on the southeast corner of Cedar and College; (c) one at the intersection of Cedar and Summit Parkway; and
(d) one at the far western end of Summit Parkway. The exact physical location to be determined by the Developer. See Exhibit E.

These shall be ground mounted signs or monument; height shall not exceed the height and square foot area outlined in Exhibit A.

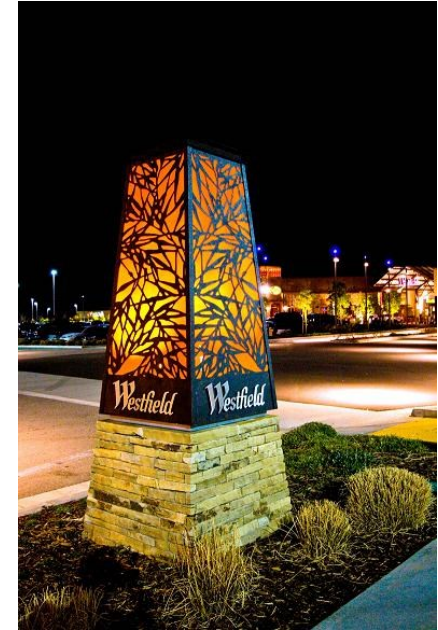
- B. Monument Signs
Two freestanding monument signs shall be permitted for Kendall Yards commercial. One may be located along Monroe Street. The other sign may be located



Major Identity Monument Sign

along an east-west street such as College Ave.
Lighting: internally or externally illuminated. Externally lit signs shall have full cut off lighting to minimize light spill onto adjacent properties.

Maximum lettering height for tenant names is defined in Exhibit A, unless approved otherwise by ARC. The size of other text or graphics is subject to ARC review and approval. Monument signs may be perpendicular to the public right-of-way. The monument sign must be positioned to meet City of Spokane clear view triangle standards.



Entry monument / lantern



Project gateway



Neighborhood monument

C. Kendall Yards Commercial Area Orientation Signs

Kendall Yards District entrance/monument Signs:
Rationale: Destination guides signs to be placed as necessary along streets to guide visitors and residents to Kendall Yards commercial area.

Location: Locate at major pedestrian crossings and points of gathering.

- Jefferson Street View Corridor
- Public Plazas

Ground mounted or monument signs;
See Exhibit A, for maximum height.

S-2. Wayfinding Signage

A. Vehicular Directional Signs

Objectives:

- Accommodate vehicular messages in a compact yet distinctive framework.
- Reinforce district presence and enhance Kendall Yards commercial identity and wayfinding to key businesses.

Rationale: Vehicular directional signs guide motorists to individual destinations and businesses. A Kendall Yards header panel reinforces the commercial district.

Location: Located at least 100' in advance of a "decision point" which requires a vehicular maneuver (turn).

This sign is appropriate along Monroe Street, College Avenue, Bridge Avenue and Summit Parkway. The signs



Commercial Orientation Sign



Wayfinding Sign

are to be minimally intrusive with smaller text size while still legible to motorists. The text should be the minimum as defined in Exhibit A.

Content: Major individual commercial, cultural and historic destinations as appropriate should appear in the order of arrival.

Sign Size, Construction and Details: The signs would be located on a pole that is installed in line with the street lights and street trees. See Exhibit A, for pole height. The sign would be mounted to the side of the pole perpendicular to the curb and extending away from the curb. The sign size shall be no greater than:

Signs will be constructed of painted metal with applied vinyl text, with a maximum square foot size as defined in Exhibit A.

Alternate installations may include mounting horizontally oriented signs on street light poles.

- B. Parking Directional Signs: Identify each of the public parking ramps and surface lots.

Objectives:

Clearly direct to and identify visitor parking facilities "Brand" visitor parking for Kendall Yards.

Rationale: This sign identifies parking facilities with a consistent look, making them easier to locate and in turn getting motorists off the road quickly to their destinations. It eliminates the need for extra A-frame and directional signs.

Location: Located at or near the entrance to surface



Vehicle Oriented Directional Sign



Vehicle Oriented Directional Sign

parking lots, garages.

Sign Size, Construction and Details: Parking lot signs can be mounted on poles that are similar to poles utilized for vehicular directional signs, on buildings and/or light poles.

Sign Size:
Defined in Exhibit A.

Content: Simple, stylized "P" icon.

Material: Painted metal with applied vinyl text.

- C. Pedestrian Kiosks and Directional Signs:
Rational: Signs and maps intended to orient and direct individuals on foot throughout Kendall Yards.

Location: Located at key plaza spaces; within pedestrian gathering areas; and along public sidewalks and pathways.

Content may include:

Visitor maps;

Directions to commercial areas and major businesses;

Historic interpretive panel;

seasonal events, or public art.

Illumination:

Option 1: Lights concealed in the roof structure wash sign faces, as well as the ground, in a pool of welcoming light.

Option 2: Translucent plastic sign faces are internally illuminated, for maximum glow at night.

Sign Size:



Parking Identification Sign



Parking Identification Sign



Pedestrian kiosk

Signs can be two or more sides with a sizes as defined in Exhibit A. Sign size does not include the supporting structure.

D. Destination Identity Signs:
Rational: Identifying a destination.

Objectives:

Create system of identification for three categories of destinations: city-related community services, plazas / parks, and historic sites

Present an elegant professional appearance that is related to the overall Kendall Yards Wayfinding system, and is contextually appropriate.

Use a distinctive color scheme that will be associated with each of the three categories of destination; within a series of size/content sign options to be selected based on site conditions.

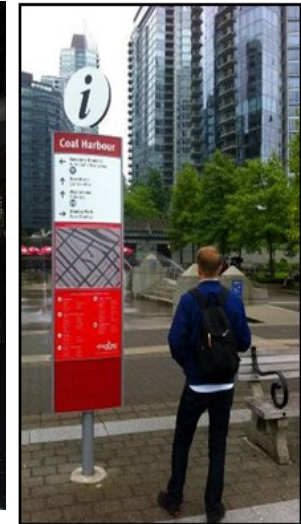
Location: Destination identity signs may be placed near the entrance to a facility.

Content: Destination name with optional supplemental text and founding date. A longer version also allows for inclusion of simple interpretive information which may be of interest to visitors.

Size: As defined in Exhibit A.



Public poster kiosk



Pedestrian orientation sign



Destination Identity Sign

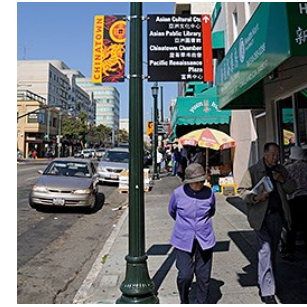
E. Banner Signs:

Rational: To enliven and unify streetscapes, parking lots and public plazas.

- 1) Vertical Pole Mounted Banner signs are permitted to be installed on light poles. Reference Exhibit A, for the minimum required height off of the ground.
- 2) Cross Street Banners:
 - Are permitted and approved banners must meet minimum standards of quality durability and appearance. Organizations must receive prior design approval from the ARC.
 - Banners may vary in size; however banners may not exceed the height and length defined in Exhibit A. All banners should be vented to reduce wind resistance.
 - Banners can only be hung from private poles that have been preapproved for cross street banner installation or may be attached to building facades.
 - Must be the minimum height above street grade as defined in Exhibit A.
- 3) Design of supports and attachments for banner signs shall meet applicable requirements for wind load.



Pole Mounted



Pole mounted



Cross street art banner



Cross street banner

S-3. Business Signage

- A. Building Identification Signs
Each building may have a maximum of three signs to identify the building. The street address of the building may be a separate sign. These signs may be surface mounted on a wall, roof mounted or ground mounted. The sign should be integral to the architecture and building design and convey a sense of permanence.

Building Identification signs must conform to the following:

- Maximum area per sign shall be no more than that outlined in Exhibit A.
- Detached ground mounted signs are permitted and shall not exceed the height as outlined in Exhibit A.
- May be double sided.



Building identification sign



Building identification sign



Building identification sign

- B. Building Directory Signs
Each building may have one directory sign immediately adjacent to a front/main or rear entry to the building. A directory sign is allowed at each entry to a common space that provides access to multiple tenants.

Directory signs shall be limited to the size defined in Exhibit A, and their design shall integrate with the color and materials of the building. The size of the directory sign is subject to ARC review and approval.



Building directory sign



Building directory sign



Building directory sign

C. Tenant Signs

Each building may have a total of two signs per tenant identifying the leased/occupied space. These signs must be located on the facade of the tenant space. In all cases these signs must be on a wall of the space occupied by the tenant. Tenants may select from the following types:

- Awning
- Blade
- Wall
- Window Signs (not included in the two sign limitation)
- Minor monument / ground mounted sign.
 - Shall not be located in right-of-way.
 - Sign shall not exceed size and height defined in Exhibit A.

Additionally, tenants may also have one permanent or temporary street level sign in each storefront window (window or glass door). Each window sign shall not exceed the size as defined in Exhibit A. All window signage, including neon signs, shall be submitted for approval to the ARC.



Tenant wall sign at entry



Tenant wall sign

- D. Awnings and Weather Protection: Signs
1. Awnings or overhead weather protection provide spatial definition and improve pedestrian comfort and safety. Building designs should evaluate the incorporation of awnings or other weather protection. Where awnings are used they shall not extend into the sidewalk area of the public right of way more than the length defined in Exhibit A.
 2. Maximum sign area on the main awning face and the awning valance is defined in Exhibit A.
 3. Lettering may appear on but shall not dominate sloped or curved portions, and lettering and signboard may be integrated along the valance or fascia, or free standing letters mounted on top of and extending above the awning fascia.
 4. Lettering and signboard may be integrated along the valance or awning fascia.



Awning sign



Awning sign with lighting



- E. Projecting and Blade Signs
Permitted on all buildings
1. Distance into the Right-of-way.
 - a. Signs may extend into the right-of-way or Courthouse View Corridor not more than the length defined in Exhibit A.
 - b. Diagonal corner signs may extend into the right-of-way to a point that is determined by extending a line from the maximum points allowed for projecting signs on each street frontage.
 2. See Exhibit A, for sign extension and area restrictions.
 3. The sign must be located with the lower edge of the signboard no closer than to the sidewalk and not higher than roof line by the distance allowed in Exhibit A.
 4. For multi-story buildings, at the ground floor tenant space signage, see Exhibit A, for height requirements.
 - a. Distance from building wall to signboard shall be the maximum defined in Exhibit A.
 - b. Occupants/tenants above the street level are prohibited from having projecting blade signage.
 7. Blanketing.
See Exhibit A, for projection limits. A projecting sign that extends into the right-of-way the length defined in Exhibit A may not be within the distance defined, of another projecting or freestanding sign that extends into the right-of-way if the new sign is within horizontal lines drawn from the top and bottom of the prior sign.



Projecting sign under awning



Projecting sign from building

F. Wall Signs

1. Wall signs shall be located on the building in which the tenant is located.
2. Maximum sign area shall be as defined in Exhibit A. For small tenant spaces the ARC may limit sign size as defined in Exhibit A.
3. Lettering that is applied or mounted to the building may be substituted for wall signs. Lettering must fit within the size criteria above.
4. Single story buildings: The maximum sign height for single story buildings is defined in Exhibit A.
5. Multiple story buildings: Maximum sign height for multiple story buildings is defined in Exhibit A.

The measurement is from the top of the sign to the lowest point on the sidewalk directly below the sign.

G. Window Signs

1. See Exhibit A, for maximum sign area.
2. Window signs do not count towards the maximum allowed for tenant signs.
3. See Exhibit A, for maximum window surface coverage allowed.
4. Tenants are encouraged to take advantage of the opportunity to create visual interaction between the interior of the business and pedestrian traffic.
5. Window signs that display menus, sale announcements and other informational messages are encouraged.



Tenant window sign



Window signs

- H. Surface Mounted Advertising Signs and Environmental Art
1. Surface mounted advertising signs or environmental art are permitted within the Kendall Yards Business District on the walls of buildings. See Exhibit A, for maximum wall area coverage and other standards.
 2. Surface mounted advertising signs and environmental art shall **not** be:
 - a. Lighted;
 - b. located within 100' (horizontally) of the north property line of the Centennial Trail.



Surface Advertising Sign

S-4. Electronic Message Center Signs and Sign Lighting

1. Electronic Message Center Signs: Exterior mounted electronic message center signs are not permitted in Kendall Yards. On premise, internally mounted electronic message signs, displays or neon signs are permitted as Tenant Signs, except as follows: **No** electronic message center, flashing, animated, or other dynamic tenant sign or display may be installed facing out in a window within 100' (measured horizontally) of the north edge of the Centennial Trail or be apparently visible from the Centennial Trail or Spokane River Gorge.
2. Sign Lighting: See Exhibit A for specific Kendall Yards sign lighting standards.

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

Revised 10/12/15

KENDALL YARDS STREET SECTIONS

This matrix is intended to compare the City of Spokane's street section requirements with the proposed street sections for Kendall Yards. Where the proposed street sections exceed the City's requirements, additional pedestrian and public amenity zone have been added to create the desired character and ambiance at Kendall Yards. The following standards provide support and clarification to the approved Kendall Yards street sections.

	CITY OF SPOKANE REGULATION REQUIREMENTS	KENDALL YARDS PROPOSED STREET SECTIONS	MEETS REGULATIONS
SUMMIT PARKWAY (BOULEVARD)			
ROAD TYPE	Collector Arterial	Collector Arterial	YES
RIGHT OF WAY	65' ROW*	65-78' ROW	MEETS OR EXCEEDS REG'S
NUMBER OF LANES	2-4	2-3	YES
ROADWAY (TOTAL WIDTH CURB TO CURB)	40'	Varies (Appendix 2)	Deviation
LANE			
EXTERIOR THROUGH LANE	12'	12' Minimum	YES
INTERIOR THROUGH LANE	12'	n/a	n/a
2- WAY LEFT TURN	14'	n/a	n/a
EXCLUSIVE TURN LANE I.E.			
WITH CHANNELIZATION	12'	12'	n/a
WITHOUT CHANNELIZATION	14'	12'	Deviation
CURBSIDE PARKING ZONE (WHEN ALLOWED)	8'	7'	Deviation
MEDIANS		10' Minimum	Yes
STREET TREES	UFP List	Developer Selects will select trees in coordination with Urban Forester	Deviation
RESIDENTIAL STREET PLANTING STRIP		6' Minimum	Yes
SIDEWALK	5'	5' Minimum	Exceeds Requirements
COMMERCIAL SIDEWALK WIDTH		12' Minimum with 4 foot amenity zone	
PUBLIC AMENITY ZONE	7'	7'+	Exceeds Requirements

Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)

Revised 10/12/15

	NETTLETON, CEDAR, ELM, LINDKE, BRIDGE, AND OTHER PUBLIC/PRIVATE LOCAL ACCESS STREETS		
ROAD TYPE	Local Access	Local Access	YES
RIGHT OF WAY	60' ROW*	60' ROW	MEETS REG'S
NUMBER OF LANES	2	2	
ROADWAY (TOTAL WIDTH CURB TO CURB)	32'-36'	34'	EXCEEDS REGS
LANE			
EXTERIOR THROUGH LANE	n/a	n/a	n/a
INTERIOR THROUGH LANE	10'	10'	YES
2- WAY LEFT TURN	n/a	n/a	n/a
EXCLUSIVE TURN LANE I.E.			
WITH CHANNELIZATION	n/a	n/a	n/a
WITHOUT CHANNELIZATION	n/a	n/a	n/a
CURBSIDE PARKING ZONE (WHEN ALLOWED)	7'	7'	YES
STREET TREES	UFP List	Developer will select street trees in coordination with Urban Forester	Deviation
RESIDENTIAL STREET PLANTING STRIP		6' Minimum	Yes
MAY INCLUDE TURN LANES	n/a	n/a	n/a
SIDEWALK	5'	5'	YES
PUBLIC AMENITY ZONE	7'	7'+	EXCEEDS REG'S

Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)

Revised 10/12/15

PUBLIC ALLEY or PRIVATE DRIVEWAY (Developer Option)¹			
TYPE	Vehicle Access	Vehicle Access	YES
RIGHT OF WAY	12 ROW*	15' ROW Min. (See FN-1)	Exceeds SMC
PAVED WIDTH	12 feet	15' feet (20 if fire lane)	Exceeds SMC
CLEAR ZONE	20 feet	20 feet	Meets SMC
ALLEY SIDEWALKS	No Standard	Sidewalks not required along public or private alleys or drives	

¹FN-1 Where an alley provides the only vehicle access to a residential lot, pedestrian access by means of a hard surface pathway (not less than 4 feet wide, 5 feet where said pathway adjoins an alley) shall be provided from the lot boundary to an adjacent community pathway or street sidewalk. Alleys shall be publicly or privately owned at Developers discretion. No parking is allowed in the alley right of way. In order to maintain an unobstructed pathway, garages shall be built:

- 1) Not more than 10' from the edge of the pathway; or
- 2) 18' or more from the edge of the pathway.

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

Revised 10/12/15

**Matrix for Kendall Yards
CB-150 Zone with North Bank Overlay**

General Notes:

1. Signs:
 - a. Signs located in City of Spokane ROW require City of Spokane review and approval. All signs in the City of Spokane right of way are required to meet applicable MUTCD standards, including requirements for clear view triangle.
 - b. Signs are not allowed in the clear view triangle at city street intersections. Temporary signs should not be located where they will limit or obscure the view of pedestrian or vehicular traffic from cars entering city streets from driveways or alleys.
 - c. Sign construction and mounting must meet applicable requirements of the streets department and building code for breakaway poles, footings, wind loads, mountings, etc.
 - d. Sign construction and mounting must meet applicable requirements of the streets department and building code for breakaway poles, footings, wind loads, mountings, etc.

2. Sign Lighting in Kendall Yards:
 - a. Electronic Message Center Signs: Exterior mounted electronic message center signs are not permitted in Kendall Yards. On premise, internally mounted electronic message signs, displays or neon signs are permitted as Tenant Signs, except as follows: **No** electronic message center tenant sign or display may be installed facing out in a window within 100' (horizontally) of the north edge of the Centennial Trail.
 - b. Rotating signs are prohibited within 100' (horizontally) of the north property line of the Centennial Trail.
 - c. Sign Lighting

Shall meet the following requirements to minimize light spill onto adjacent properties and the Gorge area per the approved Habitat Management Plan. Specifically:

 1. Sign lighting may be "Direct", "Indirect", or "Internal".
 2. Signs located within 100' (horizontally) of the Centennial Trail north property line shall:
 - a. Not be lighted; or
 - b. Lit with full cut off lights.
 - c. Internally lit signs located within 100' (horizontally) shall not have illuminance exceeding 1/10 foot-candle at the north edge of the Centennial Trail. (Consistent

Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)

Revised 10/12/15

with "USGBC's 2009 LEED SS 8 for the LZ2, Low").

Post installation measurement procedure:

- 1) Location: Position light meter at north edge of Centennial Trail at a height 5' from top of pavement. Location to be shortest distance between sign and edge of trail that is visually perpendicular to the sign.
- 2) Timing: Point light meter at sign. Reading to be taken no earlier than one hour after sunset. Take reading of unlit sign. Record reading. Turn on sign and take reading from same location to measure change in reading between unlit and lit sign condition. Reading of lit sign may not exceed 1/10 fc greater than the unlit reading.

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

Revised 10/12/15

	CB-150 Zone with North Bank Overlay	PUD MASTER PLAN
Permitted Uses	Commercial, Office, Residential	(1) permitted uses in CB zone;(2),uses include SF and Town Home, live-work units and innovative residential development (subject to the Design Review approval of final plat phase consistent with approved PUD per HE findings)
Building Height	150 feet; must meet Chapter 17C.250 Tall Building Standards	150 feet; not required to meet Chapter 17C.250 Tall Building Standards; See Hearing Examiner’s decision regarding review of buildings that are 8 stories or taller.
Floor Area Ratio	Commercial – 1.5 – 4.5 Residential - none	Commercial – None Residential – None
Building Coverage on sites over 20,000 sf or a width greater than 150 feet wide in an east-west dimension North Bank Overlay District Standards	Maximum coverage – 75% Maximum east –west – 80% (SMC 17C.160.020) Portions of tall building greater than 70ft. will setback 20 ft. up to 150 ft.	(1)100% site coverage is permitted for individual parcels; (2) full project meets CB-150 building coverage standard for overall site; (3) North Bank Overlay District Standards SMC 17C.160.020 shall apply cumulatively to full bluff area south of Summit Parkway from Monroe to Cedar Street and shall not apply to individual parcels; (4) the North Bank Overlay District Standards in SMC 17C.160.030 shall apply.
Pedestrian Views & Access – 17C.160.030 North Bank Overlay District Standards	12 ft north-south visual/pedestrian opening @ 300 ft intervals in east west direction (SMC 17C.160.030)	Subject to North Bank Overlay District standards
Density	Not specified	Same
Minimum Yards	Along street – 0 ft. Non-residential lot line – 0 ft.	Along street – 0 ft. Non-residential lot line – 0 ft.
Minimum Lot Size	None, per subdivision regulations	None
Minimum Front Lot Line	10 ft.	None
Building Entrance	Verify	The primary building entrance is not required on a public street but may be off the side of a building via a walking alley or pathway.

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

Revised 10/12/15

Off-Street Parking - Non-residential - Section 17C.230	Per SMC 17C.230	(1) No minimum or maximum requirement for individual parcels; (2) overall PUD meets CB 150 standards; (3) Joint Use Parking is approved for the entire site and the requirements of SMC 17C.230.110 are waived; provided, the execution of an agreement providing for reciprocal access to the parking for all uses in the PUD shall be provided with building permit application(s) (FN-2)
Required Off-Street Parking - Section 17C.230	Range: from restaurants @ 1 space / 250 to Office @ 1 space / 500 sf.	(1)No minimum or maximum requirement for individual parcels; (2) overall PUD meets CB 150 standards; (3) Joint Use Parking is approved for the entire site and the requirements of SMC 17C.230.110 are waived; provided, the execution of an agreement providing for reciprocal access to the parking for all uses in the PUD shall be provided with building permit application(s); further subject to annual reporting regarding non-residential building permits that have been obtained and the total number of restricted or joint use parking that has been developed. (FN-2)
Loading - Section 17C.230	<20,000 sf. -0 20,000-50,000 sf. - 1 >50,000 sf. - 2 Residential - 50+ units - 1 10'x20' x 14' tall Screened by combination of decorative walls of masonry, wood, vinyl and planting-should not face residential area	Screening of loading areas that are adjacent to non-Kendall Yards residential zoning to be screened with one of the following: 5' L1 visual screen or 6' tall solid masonry wall or sight obscuring fence five feet inside property line with L2 see through buffer between the fence and the property line.
Porches, Steps, Fences, Privacy Walls and Screening and Accessory Structures	Parking lot - 6-ft. wide planting area of L2 between any parking lot, outdoor sales, outdoor display area and a street right-of-way.	Porches and steps: no closer than 18" from the back of the sidewalk Fence height within clear view triangle per City of Spokane Municipal Code Minimum Fence or Structure Setback: 12' from back of curb Front Lot Line: 6' tall fences setback 18" from back of walk

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

Revised 10/12/15

	Street trees along streets. Refuse, Loading, Storage - LI Visual Screen, or 6-ft. solid masonry wall , or other	Side Lot Line: 6' tall fences allowed in required setback measured from side lot line. Side yard fence abutting common areas may not exceed 3' 6" in height. Sight Obscuring Fences and Walls: Subject to ARC when over 3' 6" and within 15' of the street lot line.
Plantings	Adjacent to CB – L3: Open area Adjacent to RO – L2: See through buffer Along streets – 6 ft. wide L2 with street trees	1) No visual screening requirements under SMC 17C.200.040; 2) Developer will select street trees in coordination with Urban Forester 3) Trees plantings to comply with clear view triangle requirements at intersections and driveways with City of Spokane right-of-way. 4) Design Standards as listed below:
		Parking lot trees spaced so that every parking space is within 60' of a tree, measured from the tree trunk. Interior Parking Lot Tree Planting Area: 90sf and 3' minimum in any dimension.
		Interior lot lines: no landscape required. Parking lot perimeters adjacent to street right-of-way: Landscape screen width: 4' Minimum Landscape screen height: 3' tall screen between parking and the street right of way. Other Screen Requirements: At least 1 evergreen or deciduous tree and ten shrubs distributed per 25 linear feet of street frontage. At least 50% of the perimeter shall be evergreen. Screen Adjacent (within 15') to Street Trees: The tree requirement for the screen may be reduced by up to 75% with a minimum of 25% of the remaining trees to be evergreen. Lot perimeters and perimeter of the Kendall Yards PUD: No

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

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		<p>perimeter landscape or screening is required between a non-residential lot and an adjacent non-residential lot.</p>
<p>Signs (17C.122.15 & 11.17.390)</p>	<p>Per Chapter 11.17 SMC</p>	<p>Signs located in City of Spokane ROW require City of Spokane review and approval. All signs in the City of Spokane right of way are required to meet applicable MUTCD standards, including requirements for clear view triangle.</p> <p>Signs are not allowed in the clear view triangle at city street intersections. Temporary signs should not be located where they will limit or obscure the view of pedestrian or vehicular traffic from cars entering city streets from driveways or alleys.</p> <p>Sign construction and mounting must meet applicable requirements of the streets department and building code for breakaway poles, footings, wind loads, mountings, etc.</p> <p>Sign construction and mounting must meet applicable requirements of the streets department and building code for breakaway poles, footings, wind loads, mountings, etc.</p> <p><u>Signage and Sign Lighting in Kendall Yards</u> Electronic Message Center Signs: Exterior mounted electronic message center signs are not permitted in Kendall Yards. On premise, internally mounted electronic message signs, displays or neon signs are permitted as Tenant Signs, except as follows: No electronic message center tenant sign or display may be installed facing out in a window within 100' (horizontally) of the north edge of the Centennial Trail.</p> <p>Rotating signs are prohibited within 100' (horizontally) of the north property line of the Centennial Trail.</p> <p><u>Sign Lighting</u> Signage lighting shall be designed to minimize light spill onto</p>

**Exhibit A. Kendall Yards PUD Development Standards
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		<p>adjacent properties and the Gorge area per the approved Habitat Management Plan. Specifically,</p> <ul style="list-style-type: none"> A. Kendall Yards sign lighting: Direct, Indirect or Internal lighting is permitted, except as follows: B. Signs located within 100' (horizontally) of the Centennial Trail north property line shall: <ul style="list-style-type: none"> a. Not be lighted; or b. Lit with full cut off lights. c. Internally lit signs located within 100' (horizontally) shall not have illuminance exceeding 1/10 foot-candle at the north edge of the Centennial Trail. (Consistent with "USGBC's 2009 LEED SS 8 for the LZ2, Low"). <p>Post installation measurement procedure:</p> <ul style="list-style-type: none"> 1) Location: Position light meter at north edge of Centennial Trail at a height 5' from top of pavement. Location to be shortest distance between sign and edge of trail that is visually perpendicular to the sign. 2) Timing: Point light meter at sign. Reading to be taken no earlier than one hour after sunset. Take reading of unlit sign. Record reading. Turn on sign and take reading from same location to measure change in reading between unlit and lit sign condition. Reading of lit sign may not exceed 1/10 fc greater than the unlit reading.
		Design Standards as listed below:
Construction Signs Commercial		One per building permit; 32 SF maximum; single sided only.
Construction Signs Residential		One per building site; 32 SF maximum; maximum height 66 inches (measured from existing grade); must be placed

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

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		behind public ROW; mounted so the bottom of the sign is within 18" of surrounding grade. One sign allowed per building.
Lease Signs (building <10,000sf)		1 sign; 32 SF maximum
Lease Signs (building >10,000sf)		2 signs; each sign 32 SF maximum
Special Event Temporary Signs		<p>Multiple allowed; on building frontage, common areas or in public ROW; each sign 16 SF maximum</p> <p>Signs located in City of Spokane ROW require City of Spokane review and approval. All signs in the City of Spokane right of way are required to meet applicable MUTCD standards, including requirements for clear view triangle.</p> <p>Signs are not allowed in the clear view triangle at city street intersections. Temporary signs should not be located where they will limit or obscure the view of pedestrian or vehicular traffic from cars entering city streets from driveways or alleys.</p>
Identity Signs		
District Entrance Sign		<p>Monroe Street Entrance: -Height: 20' maximum; -Sign area: 150 sf maximum</p> <p>Cedar and College / Cedar and Summit Entrance: -Height: 12' maximum. -Sign area: 48 sf maximum</p>
Monument Signs		<p>Kendall Yards Commercial, two signs allowed Monroe Street, within 10' of front property line College Ave or other East West Street</p> <p>-Height: 20' maximum -Width: 8' maximum</p>

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

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		<p>-Sign area per side: 150 sf maximum; does not include base. - Lettering Height: 12" maximum for tenant names</p> <p>Cedar and College / Cedar and Summit Entrance: -Height: 12' maximum. -Sign area per side: 48 sf maximum does not include base.</p>
Kendall Yards Kiosk and Commercial Area Orientation Signs		<p>Ground mounted sign or monument -Height: 12' maximum - Width: 5' - Total Square Footage: 40 sf per side (double sided allowed)</p>
Wayfinding Signage		
A. Installation B. Maintenance		<p>Wayfinding signage shall be coordinated with the regional wayfinding plan when adopted. All Kendall Yards Wayfinding Signage will be maintained by the Business or Home Owner's Association.</p>
C. Vehicular Directional Signs	See 17C.240.300, when located inside city right-of-way.	<p>Location: 100' min prior to turn -Pole Height: Approximately 15' -Sign area: 12 sf per side maximum -Text: 3.5" minimum</p>
D. Parking Directional Signs	See 17C.240.300, when located inside city right-of-way.	<p>Location: near entrances to parking lots and garages</p> <ul style="list-style-type: none"> • Pole mounted: 12 sf, each side, maximum • Building mounted: 12 sf, each side, maximum • Light pole mounted: 12 sf, each side, maximum • Mast arm mounted: 12 sf, each side, maximum
E. Pedestrian Kiosks and Directional Signs		<p>Location: key plaza and gathering spaces Height: 12' maximum Width: 5' maximum (includes diameter) Sign area: 40 sf per sides; multi sided: 80 sf.</p>
F. Destination Identity Signs	See 17C.240.300, when located inside city right-of-	<p>Location: near entrances to a facility/building Sign area: 16 sf maximum</p>

Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)

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	way.	
G. Banner Signs		<ol style="list-style-type: none"> 1. Vertical Pole Mounted: bottom of banner minimum of 8' off of ground. 2. Cross Street Banner: <ul style="list-style-type: none"> -Height: 4' Maximum -Width: 35' Maximum -Clearance: 14' minimum above street grade
Business Signage		
A. Building Identification Signs		<p>Number of Signs: 3 maximum Location: surface, roof or ground mounted Height: 6' maximum (detached, ground mounted) Width: N/A Sign area: 72 sf maximum per sign; may be double sided</p>
B. Building Directory Signs		<p>Location: One allowed at each building entry Number: 1 per building entry Sign area: 12 sf maximum</p>
C. Tenant Signs		<p>Type: awning, blade, wall, window or ground mounted. Number of Signs: 2 for each tenant space (window signs not included in two sign limitation) Sign area: 16 sf maximum per sign Height: 6' tall maximum to the top of the sign or structure Type: Storefront window or door, permanent or temporary sign Number: 1 per tenant Sign area: 16 sf maximum</p>
D. Awnings and Weather Protection Signs		<p>Location: may not extend more than 8' into sidewalk area of ROW. Clearance: Bottom of awning to be 8' minimum from surface of sidewalk. Sign area: Maximum 20 sf on main awning face or 25%, whichever is greater; 3 sf on the valance.</p>
E. Projecting and Blade Signs		<p>Location: may not extend more than 10' from building face or to back of curb, whichever is smaller. Sign area (signs extending greater than 6'): 60 sf maximum</p>

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

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		<p>Sign area (signs extending less than 6’): 100 sf maximum Clearance: 8’ minimum between bottom of sign and sidewalk. Sign may not extend more than 6” above roof line or parapet wall. For Multi-Story Buildings: Top of sign shall be no higher than sill or bottom of the average second story window height; clearance from building shall be a maximum of 12”</p> <p>Blanketing: For a sign that extends into the ROW more than 3’ may not be within 20’ of another projecting or freestanding sign that extends more than 3’ into the ROW</p>
F. Wall Signs		<p>Location: on building in which tenant is located. Single Story Buildings:</p> <ul style="list-style-type: none"> • Height: 20’ from sidewalk to top of sign • Sign area: 48 sf maximum (ARC limits for small tenants: 10 sf or less) <p>Multi-Story Buildings:</p> <ul style="list-style-type: none"> • Height: 14’ from sidewalk to top of sign.
G. Window Signs		<p>Location: Windows</p> <ul style="list-style-type: none"> • Sign area: 30 sf maximum, not to exceed 50% of window surface.
H. Surface Mounted Advertising Signs and Environmental Art		<p>Signs and Environmental Art are intended to promote Kendall Yards and reinforce the culture of art installations.</p> <p>Sign area: not to exceed 25% of wall area of the building.</p> <p>Shall not be:</p> <ul style="list-style-type: none"> • Lighted; • located within 100’ (horizontally) of the north property line of the Centennial Trail.
Awning Extension into Public Sidewalk		<p>Location: may not extend more than 8’ into sidewalk area of ROW. See above for sign standards.</p>

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

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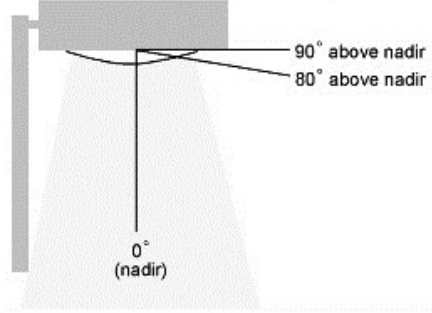
Utilities	Varies per Building Type	Single sewer/water service permitted for all Multifamily and attached single family or townhome buildings with either single or manifold meters City Sewer and Water permitted in public or private alleys or streets by easement
Court House View Corridor Width	No Standard	85 feet
View Corridor Permitted Uses	No Standard	Roadway, parking, street furniture, awnings and umbrellas, building and street signage, art, landscaping, trees and temporary food vendors.
Lights	Cobra head lights on wooden posts	<p>Developer selected and maintained street lights. MOU established between City of Spokane and Developer. Lights to be approved by City of Spokane for installation in the right-of-way. Lights to full cut off consistent with the requirements of the Habitat Management Plan. Illuminating Engineering Society of North America (IESNA) defines full cut off as "Full cutoff—The luminous intensity (in candelas) at or above an angle of 90° above nadir is zero, and the luminous intensity (in candelas) at or above a vertical angle of 80° above nadir does not numerically exceed 10% of the luminous flux (in lumens) of the lamp or lamps in the luminaire."</p> 

Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)

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Note 1: The primary entrance may be located from a pedestrian alley or pathway where no requirement for frontage on a public street exists.

FN-2: Parking Commercial: 1 space per 1000sf; shared parking permitted; onsite parking not required for individual buildings; credit allowed for on street parking.*

Parking Residential: 1 space per residential living unit.* Developer to maintain and provide spreadsheet showing "required" and "constructed" parking at the time of each building permit.
See Exhibit E. Kendall Yards Parking

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

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**Matrix for Kendall Yards
RMF Zone
Permitted Uses**

	ALLOWED WITH R-3 ZONE	PUD MASTER PLAN
Permitted Uses	Single or multi-family, up to four-units per building	(1) Single-family detached and attached & multi-family structures to exceed four units per building; (2) all uses permitted in RMF zone per table SMC 17C.110-1;(3) Innovative Residential development (SMC 11.19.0321); (3) in accordance with PUD, neighborhood retail & services at select locations. All subject to the Design Review approval of final plat phase as consistent with approved PUD per HE findings.
Building Height	2 stories – 30 feet	(1) 2-2.5 stories or 37.5’ along Bridge Avenue, across from existing houses; (2) Typical 2-4 stories over ground level parking; (3) high rise buildings selected locations, 8-12 stories; (4) See PUD Exhibit 6 for building height districts and high rise locations. Buildings over 8 stories subject to Design Review.
Building Bulk	None, set by lot size/yards	None
Building Coverage	45%	(1) No building coverage limitation for individual parcels; (2) overall PUD must meet 45% site coverage limitation.
Density and Lot Size	3	(1)No Maximum or minimum density for individual parcels: (2) the overall PUD plan to meet RMF zone density standards; (3) No lot area, lot depth, lot width or lot frontage requirements (subject to FN1); (4) no lot transition rules are applicable ; (5) frontage on open space with alley vehicle access is permitted (subject to FN1)
Lot Setbacks	SMC Table 17C.110-3	Zero for all yards, subject to FN1
Street Frontage (public or private)	25 feet	None Required, subject to FN1
Required Off-Street Parking	1.5 per unit	(1) None for individual parcels (2) overall PUD meets R3-L zone standards; (3) Joint Use Parking is approved for the entire site and the requirements of SMC 17C.230.110 are

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

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		waived; provided, an agreement providing for reciprocal access to the parking for all uses in the PUD shall be provided with building permit application(s); further subject to annual reporting regarding non-residential building permits that have been obtained and the total number of restricted or joint use parking that has been developed.
Loading	50+ units – 1 space 10' x 20' x 14' tall Screened by combination of decorative walls of masonry, wood, vinyl and planting- should not face residential area	None Required
Fencing	SMC 17C.110.230	Per SMC 17C.110.230 or standards approved in design guidelines submitted by the Developer to City Design Review Board for review and comment and approved by the Hearing Examiner
Porches, Steps, Fences, Privacy Walls and Screening		Porches and steps: no closer than 18" from the back of the sidewalk
		Fence height within clear view triangle per City of Spokane Municipal Code Street Setback: 12' from back of curb Front Lot Line: 6' tall fences setback 18" from back of walk Side Lot Line: 6' tall fences allowed in required setback measured from side lot line. Side and Rear Setbacks: Fences up to six (6) feet high are allowed in required side or rear setbacks except when the side or rear setback abuts a pedestrian connection. When the side or rear setback abuts a pedestrian connection, fences are limited to three and one-half (3'-6") feet in height
		Sight obscuring fences and walls over 3 1/2 feet and within 15' of the street lot line are subject to review by ARC.

**Exhibit A. Kendall Yards PUD Development Standards
(Appendix 4 of the PUD Approval, Modified)**

Revised 10/12/15

Landscaping	SMC 17C.200	Same as the City of Spokane development code.
Signs (SMC 17C.240)	Per SMC 17C.240	Per SMC 17C.240 – See signage standards in CB-150 for signs in public areas and ROW.
Lighting	Directed away from existing single-family houses along Bridge and Ohio Avenues Cobra head lights on wooden posts	Should not exceed 40' in height. Per 11.19.2924 Developer selected and maintained street lights. MOU established between City of Spokane and Developer. Lights to be approved by City of Spokane for installation in the right-of-way.
Utilities	Varies per Building Type	Single sewer/water service permitted for all Multifamily and attached single family or townhome buildings with either single or manifold meters City Sewer and Water permitted in public alley or private alleys or streets by easement

Exhibit B:

Kendall Yards Hearing Examiner Decision; Condition #4

Condition #4 specifies the requirement for the preparation of Design Guidelines:

4. *The applicant seeks modification and approval of building coverage, yards and height in this PUD. The Hearing Examiner hereby approves the requested modifications as documented in the modified PUD Zoning Standard Matrix which is attached to the application as Appendix #4, subject to the following conditions. Buildings in the eight to twelve-story categories are subject to Design Review and shall incorporate a design of equal or better quality than would be achieved under the current City Tall Building Standards (SMC 17C.250) and the North Bank Overlay District (if applicable). If Design Review finds that any proposed buildings fail to meet the overall guidelines of the PUD Master Plan then the concept plan for those buildings shall be submitted to the Hearing Examiner for review. The Design Review Board is encouraged to use as public a process as possible in reviewing the designs. The applicant shall also submit to Design Review for review and comment, the overall project design guidelines of the PUD Master Plan including the signage standards as well as the design of all public plazas and public spaces within each phase of the PUD at the time each PUD phase is finalized.*

Exhibit B.

CITY OF SPOKANE HEARING EXAMINER

Re: Appeal by North Gorge)
 Commercial, LLC of decisions by)
 the Planning Director and the)
 Director of Engineering Services)
)
) FILE NO. Z2006-06-PP/PUD
) (Appeal File #'s 10-52-AP & 10-36-AP)

SUMMARY OF APPEAL AND DECISION

Summary of Appeal: North Gorge Commercial, LLC (hereinafter "Appellant") filed an appeal of decisions by both the City's Planning Director and the Director of Engineering Services. At the joint hearing on the appeals the Appellant stated that they had reached an agreement with the Engineering Services Department and were no longer pursuing that particular appeal, which is appeal number 10-36-AP. The Appellant also stated that they had reached some agreement with the Planning Director, but that some issues still remained to be resolved.

Decision: The decision of the Planning Director is modified as set forth herein.

FINDINGS OF FACT
BACKGROUND INFORMATION

Appellant: North Gorge Commercial, LLC.
 1421 North Meadowwood Lane
 Liberty Lake, WA 99019

Respondent: Ken Pelton, representing
 City of Spokane Planning Services Department
 808 West Spokane Falls Boulevard
 Spokane, WA 99201

Kris Becker, representing
 City of Spokane, Engineering Services Department
 808 West Spokane Falls Boulevard
 Spokane, WA 99201

Julie Neff, representing
 City of Spokane, Design Review Board
 808 West Spokane Falls Boulevard
 Spokane, WA 99201

Represented by: James Richman, Attorney at Law
 City of Spokane, Legal Department
 808 West Spokane Falls Boulevard
 Spokane, WA 99201

Authorizing Ordinances: SMC Sections 11.19, 11.19.101, 11.19.1931, 11.19.361 through 3691 (since repealed), 17C.110, 17C.120, 17G.050, 17G.050.320, 17G.060, 17G.080.

Zoning: West of Maple Street the property is zoned RMF (Residential Multifamily). The property east of Maple Street is zoned CC3 (Centers and Corridors 3) and CB-150 (Community Business 150).

Comprehensive Plan Land Use Designation: The property is designated as Residential 15-30 west of Maple Street and Centers and Corridors and Commercial east of Maple Street to Monroe Street in the City's 2001 Comprehensive Plan.

Date of Decision being Appealed: The original decision by the Planning Services Department was issued December 23, 2010. An amended decision was filed January 14, 2011.

Date of Appeal: January 5, 2011

Hearing Date: February 17, 2011

Testimony:

Jason Wheaton
 Greenstone Corporation
 1421 West Meadowwood Lane
 Liberty Lake, WA 99019

Mike Terrell, ALSA
 5312 South Chapman Road
 Greenacres, WA 99016

Kris Becker, Engineering Services
 City of Spokane
 808 West Spokane Falls Blvd.
 Spokane, WA 99201

Ken Pelton, Current Planning
 City of Spokane
 808 West Spokane Falls Blvd.
 Spokane, WA 99201

Julie Neff, Design Review
 City of Spokane
 808 West Spokane Falls Blvd.
 Spokane, WA 99201

Exhibits:

1. Application for Appeal
2. Letter dated 01-19-11 setting date for appeal hearings
3. Appellant's brief received on 02-10-11
4. City's response to the appeal received on 02-15-11
 - A. Exhibits received at hearing
 - A-1 Appendix 4 Matrix dated 02-16-11, submitted by Engineering Services
 - A-2 Appellant's presentation dated 02-17-11

FINDINGS AND CONCLUSIONS

By memorandum dated December 21, 2010, the Director of Engineering Services, Mike Taylor, sent to Ken Pelton, Senior Planner, conclusions and requirements regarding the final plat of the commercial section of Kendall Yards. The Engineering Services decision, set forth in

Exhibit B. (Continued)

that memo, was appealed by the Appellant on January 3, 2011. By memorandum dated December 23, 2010, Planning Services issued certain conditions regarding the same final plat. The Appellant filed an appeal of that determination on January 5, 2011. On January 14, 2011, Planning Services revised their conditions. On January 21, 2011, Engineering Services also submitted revised comments. The Appellant appears satisfied with the comments of Engineering Services and did not pursue that appeal. The Appellant was still not satisfied with the Planning Services Department conditions and that appeal proceeded and was heard on February 17, 2011. At the hearing on appeal, testimony and arguments were presented and exhibits were entered into the record. Based upon the record the testimony at the hearing and the appeal statements submitted by the Appellant with responses by the City, the Hearing Examiner by this decision makes the following findings and conclusions.

Review of an administrative decision by the Hearing Examiner is governed by SMC 17G.050.320. Subsections B and C of that section state:

"B. The Hearing Examiner may affirm, modify, remand or reverse the decision being appealed. In considering the appeal, the Examiner must act in a manner that is consistent with the criteria for the appropriate category of action being appealed.

C. The original decision being appealed is presumptively correct. The burden of persuasion is upon the appellant to show that the original decision was in error and relief sought in the appeal should be granted."

After much negotiation between the Appellant and staff there appear to be three unresolved issues for the Hearing Examiner to clarify. The first concerns timing for the design review process. The relevant portion of Condition #4 of the Hearing Examiner's original decision on this matter, which was dated May 27, 2010, stated in relevant portion:

"...The applicant shall also submit to Design Review for review and comment, the overall project design guidelines of the PUD Master Plan including the signage standards as well as the design of all public plazas and public spaces within each phase of the PUD at the time each PUD phase is finalized."

The issue as it relates to all of the identified design guidelines is timing. The Planning Department states that the guidelines should be submitted prior to the Planning Director signing the final plat. The Appellant contends that it would be more appropriate to present design guidelines at the building permit stage rather than prior to the final plat being signed.

The Hearing Examiner agrees with the Appellant on this issue. One element of confusion that arose when North Gorge, LLC received its amended approval was that many of the conditions from the prior approval remained the same. In some cases that was appropriate and in some cases it wasn't. Under the prior approval, the commercial portion of this PUD was to be developed in multiple phases and it made sense to develop design guidelines for each phase. Under the amended approval, the entire commercial section is to be developed as a single phase. This may take several years and design guidelines adopted prior to the final plat being signed may be archaic or inappropriate depending on how and when the commercial site develops. It would seem more appropriate to develop the guidelines at the building permit review stage for specific projects, but at the same time insure that each project takes into

account prior projects so that there is continuity of design, access and other features. The Hearing Examiner finds, therefore, that the Planning Director may sign the final plat and the final plat can move forward and that the project design guidelines as well as the design of all public plazas and park spaces should be accomplished prior to building permits being issued.

A side issue on this same subject is the conceptual design submitted by the Appellant of the Court House Mall Corridor to the Design Review Board. The Appellant contends that its view corridor design meets the intent of the decision, while the Design Review Board and the City insist that it does not. At issue are the north and south portions of the view corridor, which the Appellant intends to use as open space. The Appellant contends those two spaces should be allowed to be 65 feet in width while the Jefferson Street right-of-way, which is also part of the view corridor, will essentially be 85 feet in width because the right-of-way is 65 feet and there will be 10 foot easements on either side of the right-of-way.

The primary exhibits which are in the record and that the Hearing Examiner reviewed in this matter show the view corridor to be 85 feet wide. The Hearing Examiner could find no exhibits that show the view corridor narrowing at the north end and south ends to 65 feet and, in fact, that would not make sense. To show an 85 foot view corridor that narrows to 65 feet at either end means the view corridor will be essentially 65 feet and it was not presented that way. It was presented as 85 feet and the Hearing Examiner finds that the entire view corridor should be shown as 85 feet wide on the final plat.

One final issue relates to a revised Appendix 4, which is dated February 16, 2011 and was received by the Hearing Examiner at the hearing on February 17, 2011. Appendix 4 was submitted by the applicant as part of the original request for amendments to the previous approval, and it was approved as a PUD Zoning Standard Matrix in Condition #4 of the Hearing Examiner's approval. An amended Appendix 4 has been submitted and agreed to by the Department of Engineering Services. The portion that is troubling to the Hearing Examiner is identified as FN2 and relates to parking. The original presentation by the applicant stated that there would not necessarily be parking on individual parcels but that the overall PUD site would meet the standards of the underlying zone. There is to be joint use parking in various locations that can be used by patrons of all commercial uses. The Hearing Examiner interpreted that to mean that parking, while not on individual sites necessarily, would be developed almost simultaneously with commercial development to insure that adequate parking was available. While most of "FN2" is not problematic, the second to the last sentence is. It states that:

"To effectively manage the timing and placement of reciprocal parking facilities, a variance for the development and construction of a cumulative total of up to 100,000 square feet of building development in excess of actual required and constructed parking facilities will be allowed (within the commercial area east of Maple Street) prior to the construction of additional reciprocal parking facilities."

With absolutely no timing requirement, the Hearing Examiner interprets that to mean that the applicant could effectively build twenty, 5,000 square foot restaurants without building a single parking space. That is not the way the parking issue was presented to the Hearing Examiner at the hearing and it is radically different from the original Appendix 4 approved by the Hearing Examiner. Therefore, the Hearing Examiner approves revised Appendix 4 except for the portion that relates to off-street parking specifically "FN2". If some other timing mechanism can be


Exhibit B. (Continued)

devised to insure that parking is developed almost simultaneously with commercial development, then the Hearing Examiner will review this issue again.

DECISION

Based on the findings and conclusions above it is the decision of the Hearing Examiner to modify the decision of the Planning Director for the reasons set forth above.

DATED this 8th day of March 2011



Greg Smith
City of Spokane Hearing Examiner

NOTICE OF RIGHT TO APPEAL

Appeals of decisions by the Hearing Examiner are governed by Spokane Municipal Code 17G.060.210 and 17G.050.

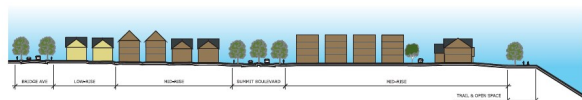
Decisions by the Hearing Examiner regarding administrative appeals are final. They may be appealed by any party of record by filing a Land Use Petition with the Superior Court of Spokane County. **THE LAND USE PETITION MUST BE FILED AND THE CITY OF SPOKANE MUST BE SERVED WITHIN TWENTY-ONE (21) CALENDAR DAYS OF THE DATE OF THE DECISION SET OUT ABOVE.** The date of the decision is the 7th day of March 2011. **THE DATE OF THE LAST DAY TO APPEAL IS THE 29th DAY OF MARCH 2011.**

In addition to paying any Court costs to appeal the decision, you may be required to pay a transcript fee to the City of Spokane to cover the costs of preparing a verbatim transcript and otherwise preparing a full record for the Court.

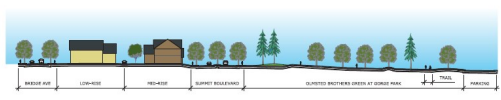
Exhibit C. Kendall Yards Height Districts



A HEIGHT DISTRICTS



B A-A' SECTION



C B-B' SECTION



D C-C' SECTION

A Greenstone COMMUNITY

EXHIBIT 9

HEIGHT DISTRICTS

- LOW-RISE
- MID-RISE
- HIGH-RISE
- COURTHOUSE MALL VIEW CORRIDOR
- CITY OF SPOKANE OPEN SPACE

DECEMBER 29, 2009

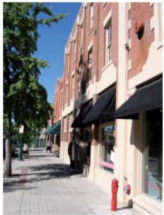
WEBER THOMPSON

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Exhibit D. Kendall Yards Commercial Height Districts



A COMMERCIAL HEIGHT DISTRICTS



B LOW-RISE

C MID-RISE

D HIGH-RISE



A Greenstone COMMUNITY

EXHIBIT 4

**COMMERCIAL
HEIGHT DISTRICTS**

- LOW-RISE: 2-2.5 STORIES / 40' ABOVE ADJACENT CURB ELEVATION, WHICHEVER IS GREATER
- MID-RISE: 2-4 STORIES ABOVE GROUND LEVEL PARKING
- HIGH-RISE: 8-12 STORIES / 150' ABOVE ADJACENT CURB ELEVATION, WHICHEVER IS GREATER
- COURTHOUSE MALL VIEW CORRIDOR




DECEMBER 29, 2009

WEBER THOMPSON



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Exhibit E. Kendall Yards Parking*

*as of 3/3/14

Address	Project	Build Type	# of Units	Sq. Ft.	Parking Required - C 1 per 1000 SF	Parking Required - R 1 Per Unit	On-street Parking Provided	Off-street Parking Provided
Summit Parkway	Kendall Yards	On-Street Parking					101	
1335 W Summit Parkway	Kendall Yards	Central Food-Commercial	1	6,000	6			
1237 W Summit Parkway	Kendall Yards	Spa Paradiso	2	12,624	13			
1227 W Summit Parkway	Kendall Yards	Inlander	1	12,650	13			
1204 W Summit Parkway	Kendall Yards	Mixed Use-Residential	24			24		
1204 W Summit Parkway	Kendall Yards	Mixed Use-Residential	6	6,600	7			
Bridge Alley	Kendall Yards	Off Street Shared Parking						162
1248 W Summit Parkway	Kendall Yards	The Yards-Commercial	1	2,120	2			
1329 W Summit Parkway	Kendall Yards	Veraci-Commercial	1	4,800	5			
1242 W. Summit Parkway	Kendall Yards	Wandering Table-Commercial	1	2,500	3			
Sub Total					49	24	101	162

Total Required: 73

Total Provided: 263

Exhibit F. Kendall Yards District Entrance Sign Concept Locations

Potential Locations

1. Monroe Street Frontage
2. Southwest Corner of Cedar Street and College Avenue
3. Cedar Street and Summit Parkway Intersection



LEGEND

future commercial building & parking	existing commercial building
future commercial building & parking	apartments
future development parcel	



KENDALL YARDS COMMERCIAL ILLUSTRATIVE MASTER PLAN



NOTE: PLAN IS FOR ILLUSTRATIVE PURPOSES. INFORMATION SHOWN IS BASED ON CONDITIONS EXISTING APRIL 3, 2013. PLAN AND DESIGN MAY BE SUBJECT TO MODIFICATION OR CHANGE WITHOUT NOTICE.

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Exhibit G. City of Spokane Permitting, City of Spokane Design Review Board and ARC Process Diagrams

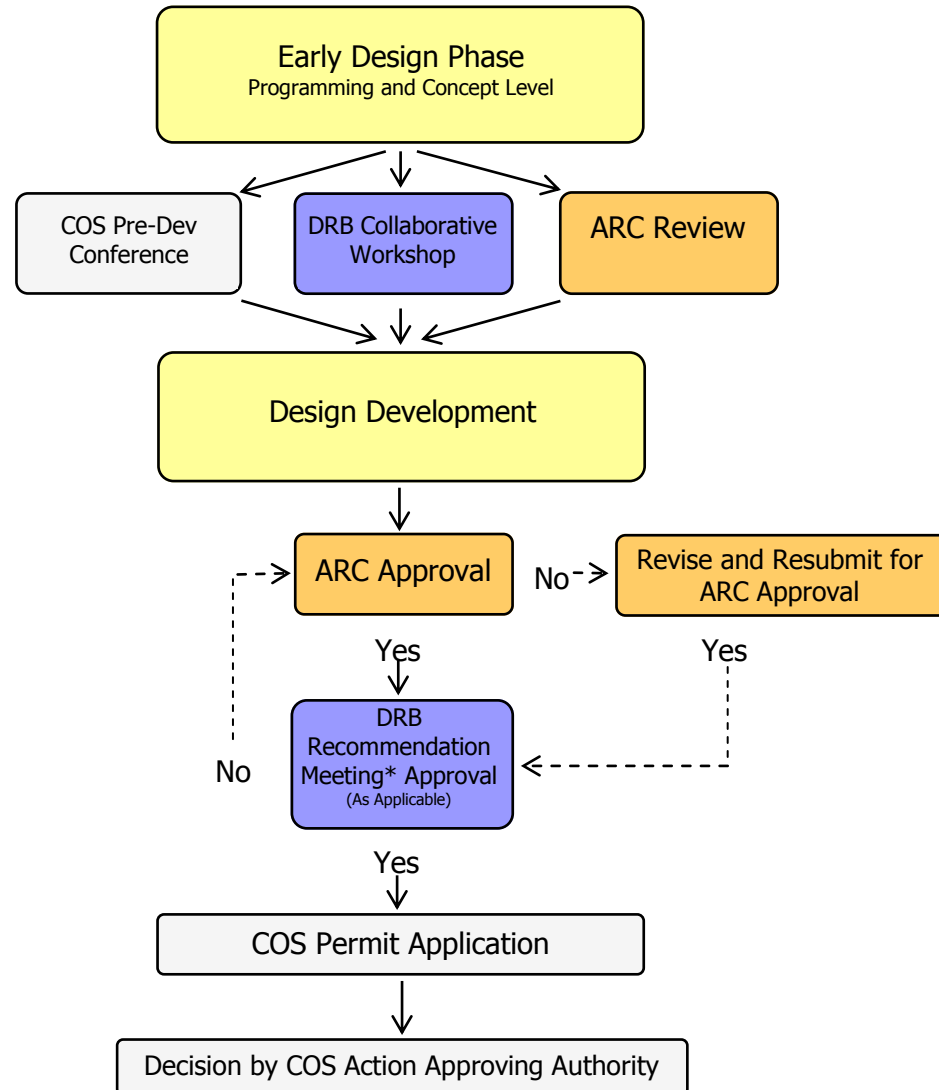
Who	City of Spokane Staff (COS)	COS Design Review Board (DRB)	Kendall Yards Architectural Review Committee (ARC)
	Professionals hired for specific plan review expertise	Volunteer board; 8 professionals and citizens nominated by the Mayor and confirmed by City Council	Appointed by developer.
Authority			
	Approve/Modify/Deny	Recommendation to City (COS) approving authority to approve, modify or refer back to Hearing Examiner	Approve/Modify/Deny
Type of Proposal/Application Requirements/Criteria			
PUD Phase	Final Plat Application	DRB Application	N.A.
<i>Criteria</i>	<i>Hearing Examiner's (HE) Findings Spokane Municipal Code</i>	<i>HE Findings</i>	
Streetscape	Engineering Plans	DRB Application	ARC Process
<i>Criteria</i>	<i>HE Findings Spokane Municipal Code Appendix 4</i>	<i>HE Findings Spokane Comprehensive Plan Kendall Yards Design Guidelines (KYDG)</i>	<i>Kendall Yards Design Guidelines (KYDG)</i>
Plaza, Park or Trail	Building Permit Application	DRB Application	ARC Process
<i>Criteria</i>	<i>HE Findings Spokane Municipal Code Appendix 4</i>	<i>HE Findings Spokane Comprehensive Plan KYDG</i>	<i>KYDG</i>
SF Residential Building	Building Permit Application	N.A.	ARC Process
<i>Criteria</i>	<i>HE Findings Spokane Municipal Code Appendix 4</i>		<i>KYDG</i>
Multifamily Building	Building Permit Application	N.A.	ARC Process
<i>Criteria</i>	<i>HE Findings Spokane Municipal Code Appendix 4</i>		<i>KYDG</i>

Exhibit G. City of Spokane Permitting, City of Spokane Design Review Board and ARC Process Diagrams

Commercial Building	Building Permit Application	N.A.	ARC Process
<i>Criteria</i>	<i>HE Findings Spokane Municipal Code Appendix 4</i>		<i>KYDG</i>
Building Over 8 Stories	Building Permit Application	DRB Application	ARC Process
<i>Criteria</i>	<i>HE Findings Spokane Municipal Code Appendix 4</i>	<i>HE Findings SMC Tall Building Standards Spokane Comprehensive Plan</i>	<i>KYDG</i>
Sign	Sign Permit Application	N.A.	ARC Process
<i>Criteria</i>	<i>HE Findings Appendix 4</i>		<i>KYDG</i>

Exhibit G. City of Spokane Permitting, City of Spokane Design Review Board and ARC Process Diagrams

Kendall Yards Project Review Process



URBAN
BY NATURE

KENDALL
YARDS

Kendall Yards Design Guidelines

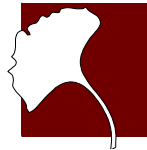
October 12, 2015

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Prepared by:

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