

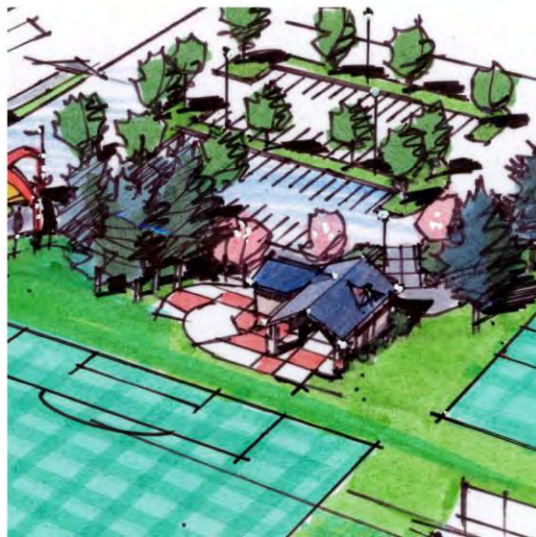
Southgate KXLY Development

SWC Regal Street & Palouse Highway

Design Review Board – Collaborative Workshop

- Supplemental #01 December 30, 2016
- Supplemental #02 January 13, 2017

Background & Context



Introduction

Narrative & Summary

Background:

In 2009, as part of Comprehensive Plan map amendments, the City and Owners of the three subject properties, entered into an agreement that would provide for commercial and retail development subject to certain conditions. The guiding precept of the resulting Development Agreement (DA) is establishment of a unified commercial district, spanning each of the three properties; the epicenter of which is the intersection of Regal and Palouse. The DA required that the Developers' prepare an Integrated Site Plan (ISP) showing implementation of six planning principles which establish the unified commercial district. In addition, the ISP provides a unified theme of similar architectural styles, colors, materials, site amenities. The unified theme is embodied in the ISP "Kit of Parts." The Integrated Site Plan and Kit of Parts were processed through the Design Review Board with collaborative input from City staff and Southgate Neighborhood Council representatives. The ISP and Kit of Parts were approved by the Planning Director with conditions in May 2013.

The Black/Target Development was the first project to move forward under the ISP and Development Agreement. The "Black Specific Plan" was processed through the Design Review Board to verify consistency with the intent of the ISP, Kit of Parts, and Development Agreement and was approved by the Director in April of 2013.

Project Description:

The KXLY development is the second development to proceed under the DA. The project area is +/- 14 acres and is contemplated to be anchored by a large regional grocery store, four buildings to accommodate small and medium-sized retailers, and two large future-phase buildings thought to be offices or similar uses. Future-phase buildings are not part of this application.

The KXLY Site Specific Plan incorporates the intent of the ISP's six guiding design principles and includes such features as: pedestrian and bicycle connectivity, preservation of selected Ponderosa Pine trees, unified design theme, community plaza, preservation of selected viewscales and design strategies to allow the project to evolve into an urban center over time as market forces dictate; in addition to compliance with the City's strict development standards for projects like this including landscaping, site lighting, building façade treatment, setbacks, parking standards, etc. Additionally, the project will incorporate selected features and finishes from the ISP Kit of Parts.

Submittal Intent

The intent of this Design Review Submittal is to present the design work prepared to date of both a general and specific nature, discuss applicable elements of the proposal with the DRB and demonstrate proposal's consistency with the intent of the ISP, Kit of Parts, and Development Agreement. The design effort presented herein is the culmination of years of collaboration with area stakeholders, most notably the Southgate Neighborhood Council, SNG Land Use Committee, City of Spokane, and City of Spokane Parks and Recreation Department.

Context

Integrated Sites & City Property



Context

Property Purchased from City of Spokane



PSA City Parcel

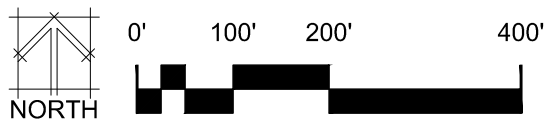
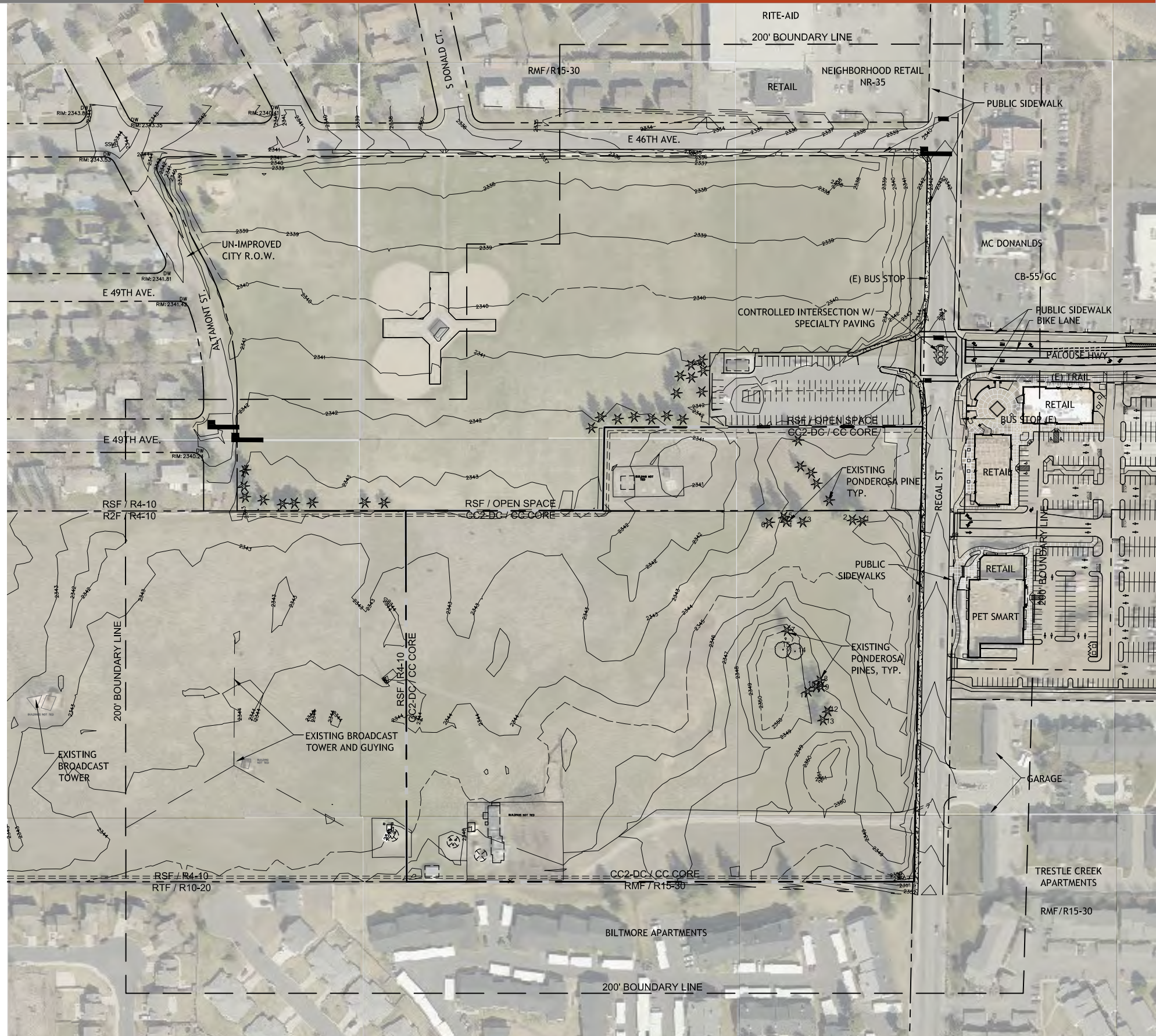
In addition to property already owned, KXLY has entered into agreement with the City of Spokane to purchase the property immediately adjacent to the north, approximately 2.7 acres, bringing the total project ownership to +/- 16.7 acres.

The purchase and sale agreement with the City sets forth requirements of both the buyer and seller. The purchased property is to be treated as an extension of the principal KXLY property and subject to the same design and development requirements established in the DA and ISP and make development subject to the implementation memo. In addition, the City will set aside \$300k from the property sale price for trail development within the greater Southgate Neighborhood (at the time of this narrative, we understand the SGN has pledged \$150k of the \$300k to develop trails associated with this project). The PSA is contingent upon several factors including a successful map amendment to the Comprehensive Plan of the purchase property to CC2-DC and securing an easement across City Park property to access the development from the fourth leg of the signalized intersection at Regal and Palouse.

Existing Site Conditions and Context



Context: Existing Conditions



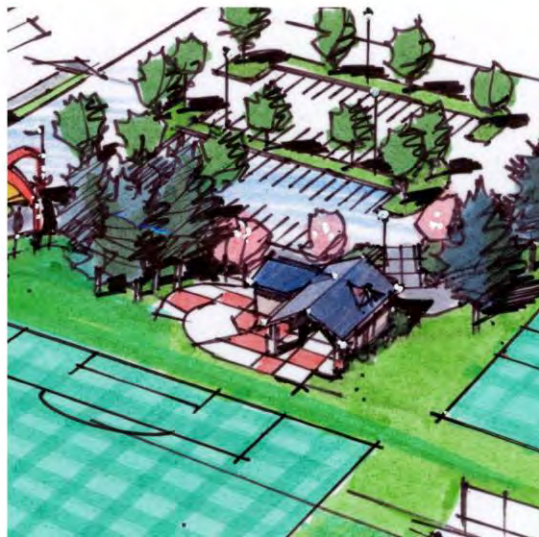
Context: Existing Street Views



Existing Aerial View
SCALE: 1" = 200'-0"



City Parks Board Collaboration



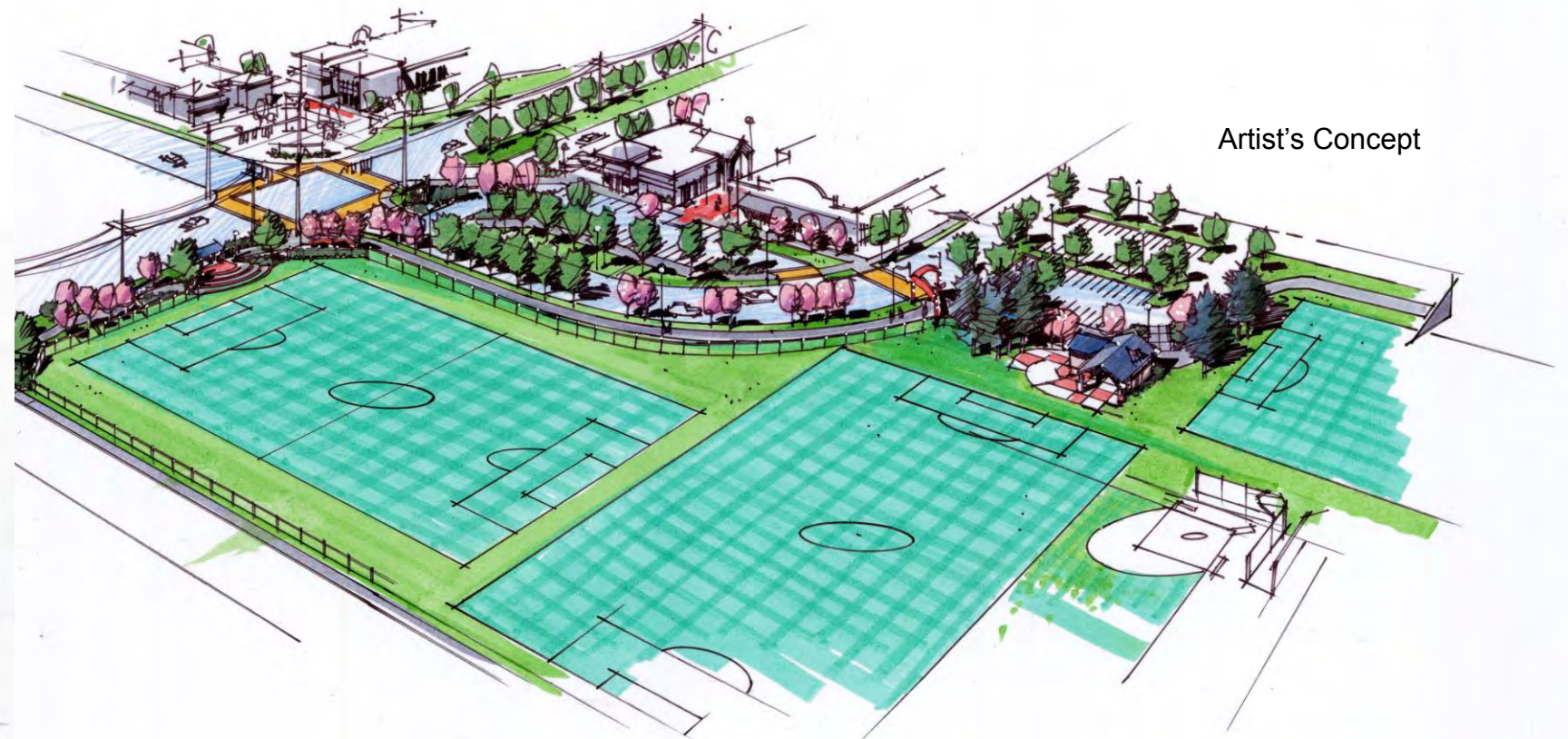
City Parks Board Collaboration

Southside Sports Complex

Key to the success of the KXLY development is access to the fourth-leg of the intersection at Regal and Palouse as contemplated in the ISP. The access is routed across City Park property. The effect of the access conflicts with existing park improvements including the Park's primary parking lot, two play fields and restroom kiosk.



Artist's Concept



Artist's Concept

City Parks Board Collaboration

To mitigate the impacts to the park and public facilities, the City Parks Department and KXLY have entered into agreement to secure an access easement to the intersection through a development license agreement. In exchange for rights of access, KXLY, at their sole expense, will make the City and Public whole by:

- Reconfiguring the impacted soccer field in the NEC of the park (46th & Regal)
- Constructing a Ribbon Park along Parks Department property fronting Regal St.
- Constructing designated non-exclusive supporting parking for the Park including accessible parking spaces and barrier-free access from designated parking lots to the Park.
- Constructing a new replacement regulation-size turf soccer field on KXLY property directly adjacent to the park.
- Replacing existing restroom and storage kiosk.

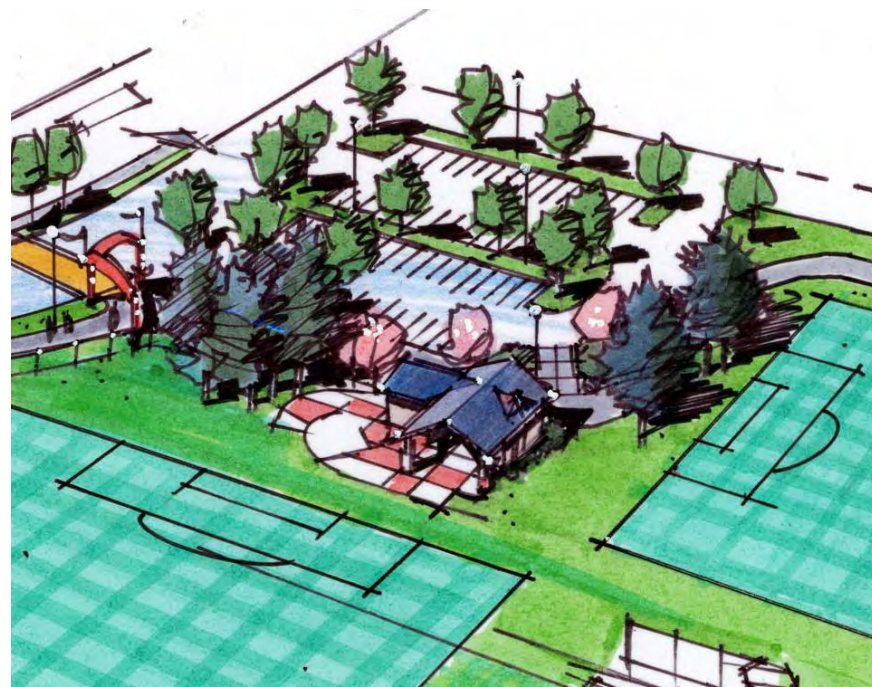
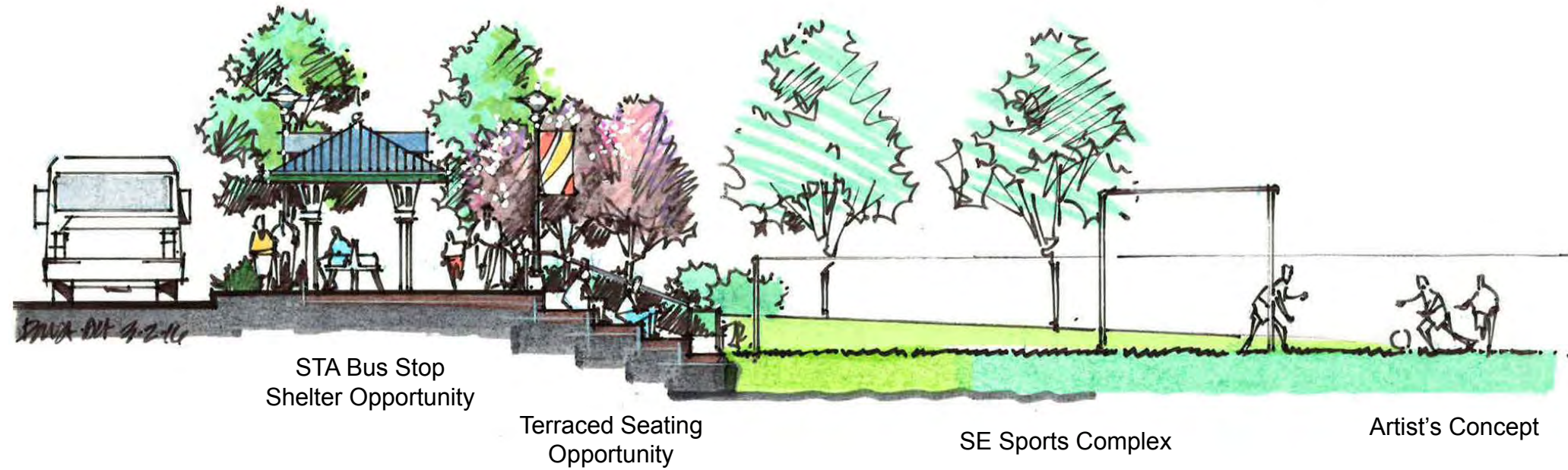
In addition to constructing the improvements, KXLY will maintain the parking lots, ribbon park and other improvements within the described easement area as set forth in the development license agreement. This allows the City to retain the same number of public recreational facilities while relieving the City Parks Department of the burdensome maintenance of parking lots, sidewalks and other non-recreational related facilities. The proposed development license agreement easement has been approved by the Park Board and final details are being worked out with the KXLY design team and Parks Department representatives.



City Parks Board Collaboration

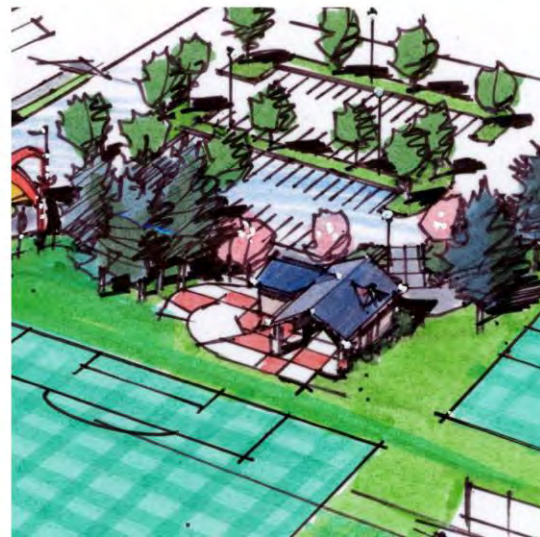


Artist's Concept



Artist's Concept

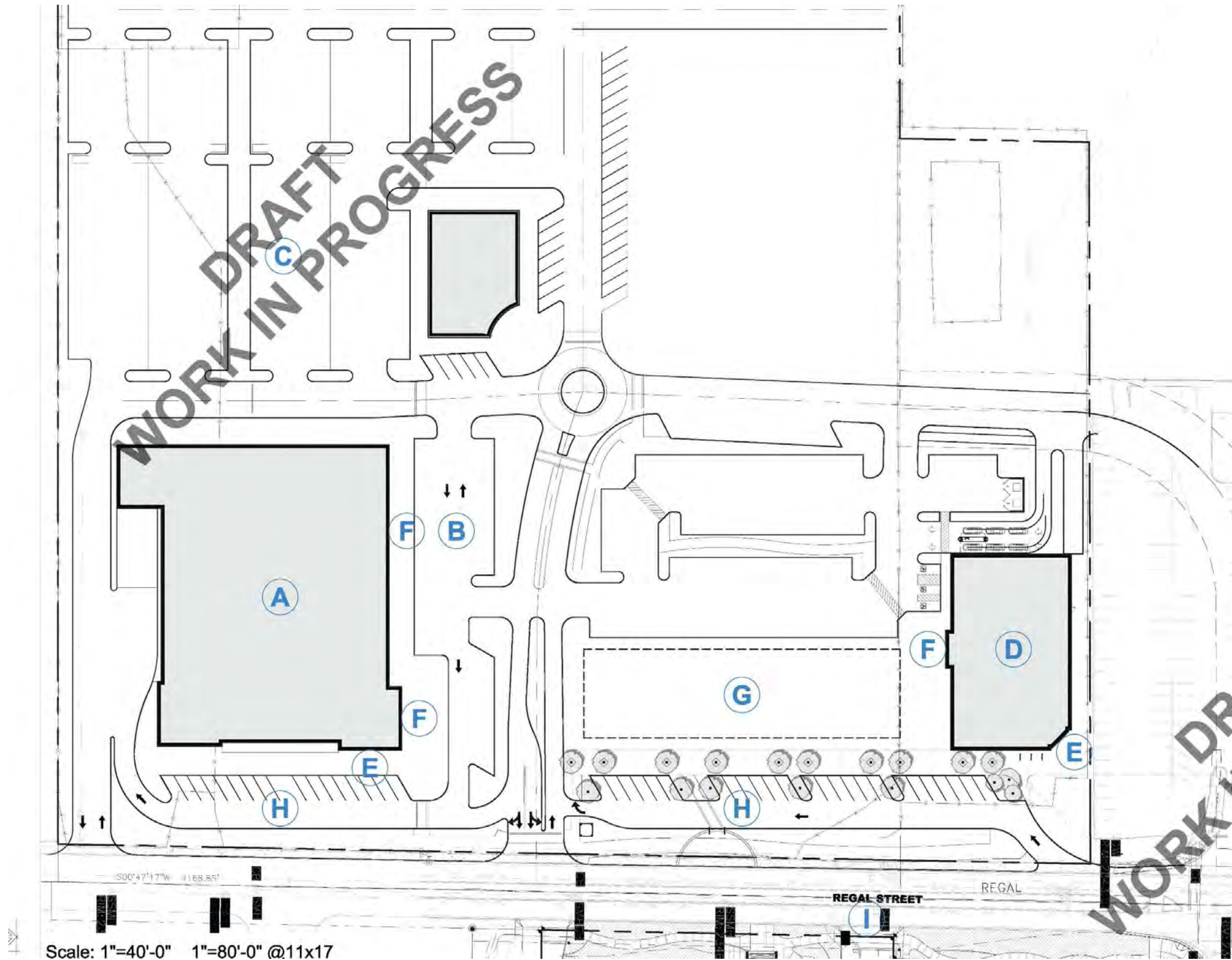
Site Plan



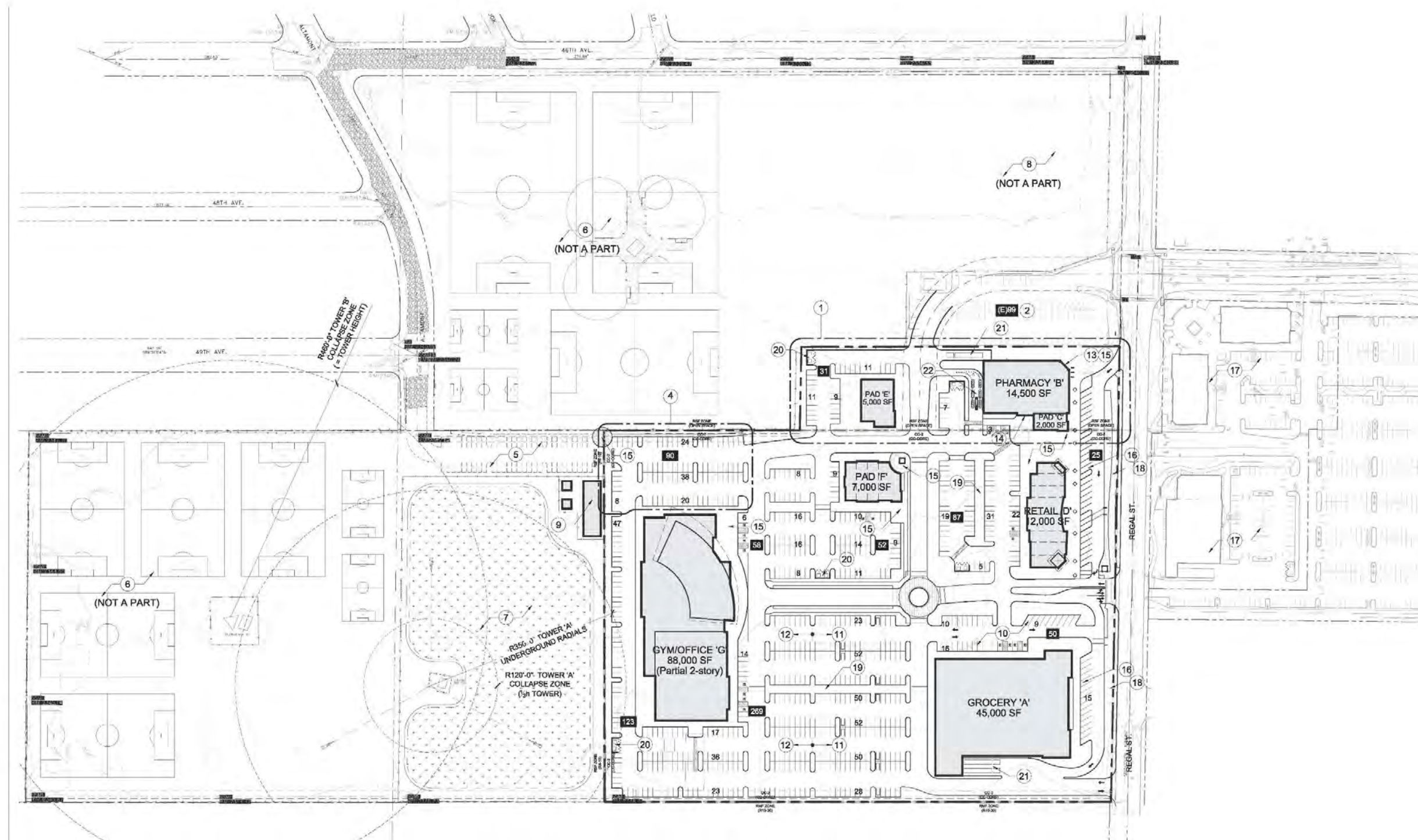
Site Evolution: 01



Site Evolution: 02



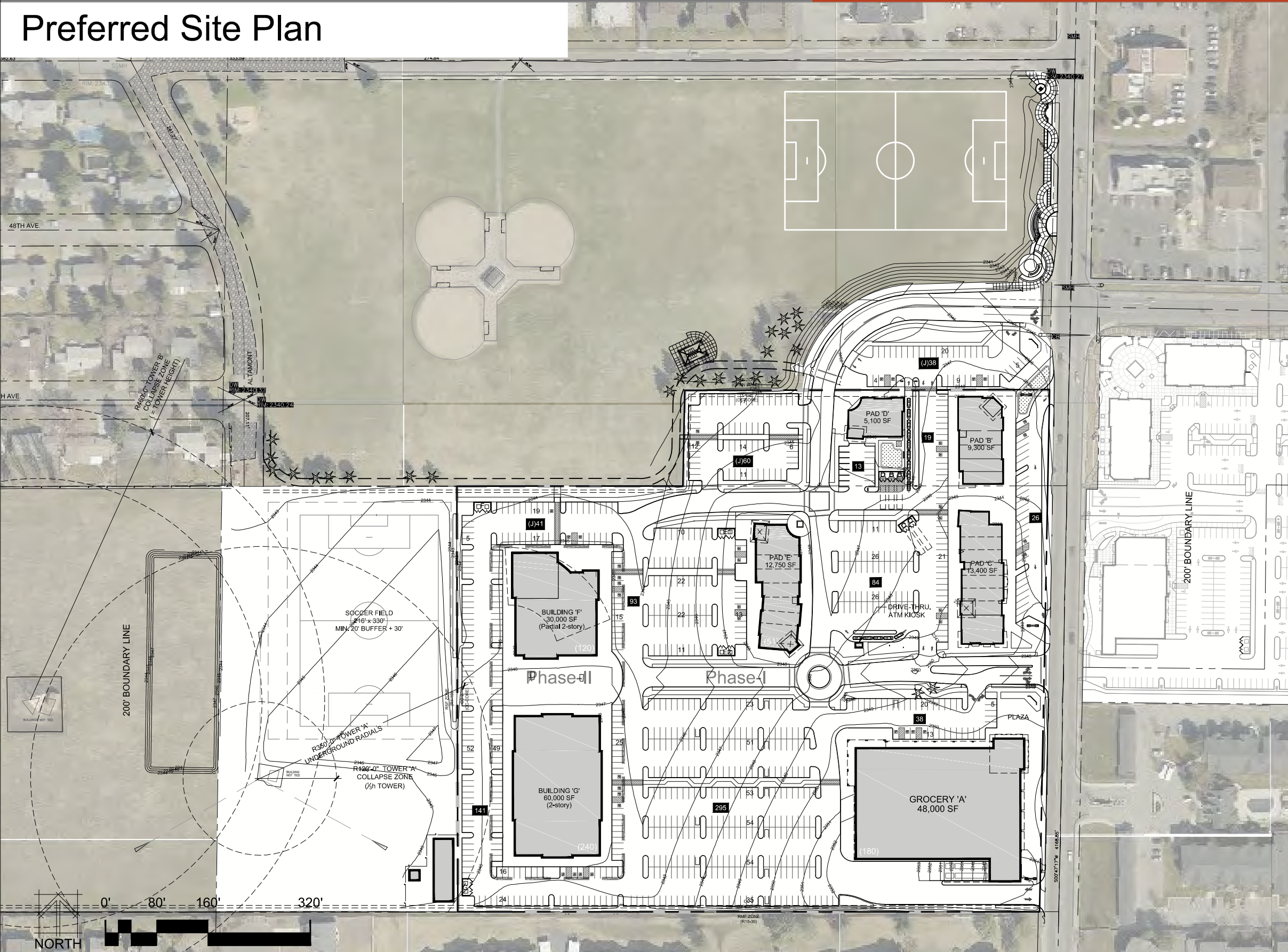
Site Evolution: 03



Site Evolution: Early Massing



Preferred Site Plan



A. SUBJECT PROPERTY(S) DATA

PARCEL ADDRESS	PARCEL NUMBER	ZONING & LAND USE	PARCEL AREA
5222 S. REGAL ST.	34041.9077	CC-2 DC (CC-1) CC CORE	609,840 SF
2651 E. 49th AVENUE	34041.0038	RSF OPEN SPACE	85,378 SF
ASSEMBLED PROPERTY AREA (ASSESSED):			695,218 SF
			15.96 ACRES

B. Required BLDG Setbacks & Landscaping

YARD / SITE LOCATION	REQ'D MIN. BUILDING SETBACK	SETBACK ADJACENT TO R-ZONE	REQ'D MIN. LANDSCAPING
FRONT	0-FEET	10-FEET	5-FEET
SIDES	0-FEET	10-FEET	5-FEET
REAR	0-FEET	10-FEET	5-FEET
STREETS	12-FEET BACK OF CURB	12-FEET BACK OF CURB	6-FEET
USE BUFFER	-	-	6-FEET + FENCE
INTERIOR	-	-	10% PARKING AREA

C. BUILDING(S) AREA & REQUIRED PARKING

BUILDING INFORMATION		REQUIRED PARKING	
BLDG NAME	BLDG AREA	MINIMUM (1/1000 SF)	MAXIMUM (1/250 SF)
GROCERY 'A'	48,000 SF	48.0 STALLS	192.0 STALLS
PAD 'B'	9,300 SF	9.3 STALLS	37.2 STALLS
PAD-C	13,400 SF	13.4 STALLS	53.6 STALLS
PAD-'D'	5,100 SF	5.1 STALLS	20.4 STALLS
PAD-'E'	12,750 SF	12.8 STALLS	51.0 STALLS
BUILDING -'F' (PARTIAL 2-STORY)	30,000 SF	30.0 STALLS	120.0 STALLS
BUILDING -'G' (2-STORY)	60,000 SF	60.0 STALLS	240.0 STALLS
TOTALS:	178,550 SF	179 Stalls	714 Stalls
PROVIDED PARKING:		849 Stalls	
LESS 139 SOCCER COMPLEX PARKING STALLS:		710 Stalls	
		3.98 STALLS / 1,000 SF	
DEVELOPMENT PARKING RATIO:			
REQUIRED ADA PARKING (5%):		42 ADA Stalls	
PARKING LOT TREES (1 INTERIOR TREE PER 6 STALLS PER 'SMC' 17C.200.040(F)a):		142 TREES	

D. PROJECT DATA

DATA	EXISTING	PROPOSED
OCCUPANCY GROUP	-	M, B, A2 & A3
CONSTRUCTION TYPE	-	TYPE-II & V-N
MAX. BLDG HEIGHT	-	55-FEET
MAX. FLOOR AREA RATIO (F.A.R.)	-	0.5
BLDG(S) SPRINKLED	-	YES
SEPA REQUIRED	-	YES
ESTIMATED PROJECT VALUE	-	\$0
ESTIMATED START DATE	-	TBD

Concept Landscape Plan



1 SCHEMATIC LANDSCAPE PLAN
SCALE: 1" = 80' 0"

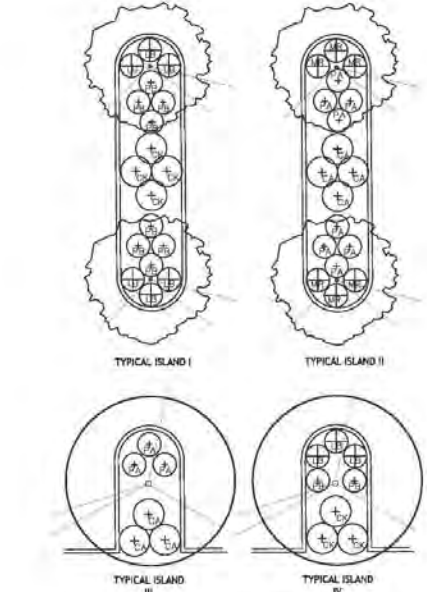
- LANDSCAPE NOTES**
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
 - COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 - COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
 - IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
 - ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF SMALL (1" MINUS) TAN PERMA-BARK MULCH. SUBMIT SAMPLE FOR APPROVAL. BE MULCH ANY AREAS THAT ARE NOT 3" IN DEPTH AT THE END OF THE WARRANTY PERIOD AT NO COST TO THE OWNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
 - FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
 - FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOO AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
 - IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
 - TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
 - SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
 - IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

PLANT SCHEDULE - TREES

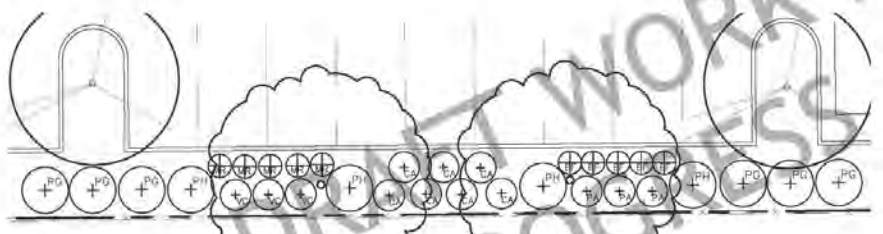
KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES	USDA ZONE
LARGE DECIDUOUS SHADE TREES						
AP	ACER PLATANOIDES 'DEBORAH'	DEBORAH NORWAY MAPLE	2" CAL.	BBB	45' X 40' W	ZONE 3
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.	BBB	50H X 30W	ZONE 4
TC	TILIA CORDATA 'CHANCOLE'	CHANCELLOR LITTLELEAF LINDEN	2" CAL.	BBB	35H X 20W	ZONE 3
SMALL DECIDUOUS AND FLOWERING TREES						
PC	PRUNUS SARGENTII 'COLUMARIAS'	COLUMBIAN SARGENT CHERRY	2" CAL.	BBB	30H X 15W	ZONE 4
PV	PYRUS USSURIENSIS 'MORDAK'	PRAIRIE GEM FLOWERING PEAR	2" CAL.	BBB	25H X 20W	ZONE 3
QR	QUERCUS ROBUR X Q. ALBA	CRIMSON SPIRE OAK	2" CAL.	BBB	40H X 15W	ZONE 4
ZS	ZELKOVA SERRATA 'JFS-KWY'	CITY SPIRIT ZELKOVA	2" CAL.	BBB	24H X 18W	ZONE 5
EVERGREEN TREES						
PS	PINUS SYLVESTRIS	SCOTCH PINE	6" TALL	BBB	40H X 30W	ZONE 3
PV	PINUS FLEXILIS 'VANDERWOLF'S'	VANDERWOLF'S LIMBER PINE	6" TALL	BBB	25H X 15W	ZONE 4

PLANT SCHEDULE - PERENNIALS AND GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CA	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	1 GAL.
CK	CORNUS SERICEA 'KEELSEY'	KEELSEY RED OSIER DOGWOOD	3 GAL.
EF	EUPONYMIUS FORTUNEI 'EMERALD GAIEITY'	EMERALD GAIEITY WINTERCREEPER	3 GAL.
LB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.
MR	MAHONIA REPENS	CREEPING MAHONIA	3 GAL.
PA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	3 GAL.
PB	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	3 GAL.
PH	PHYSCARPUS OPULIFOLIUS 'SEAWARD'	SUMMER WINE NINEBARK	5 GAL.
PG	PINUS SYLVESTRIS 'GLAUCO NANA'	DWARF SCOTCH PINE	5 GAL.
YC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	3 GAL.



2 TYPICAL LANDSCAPE ISLANDS
SCALE: 1" = 10' 0"

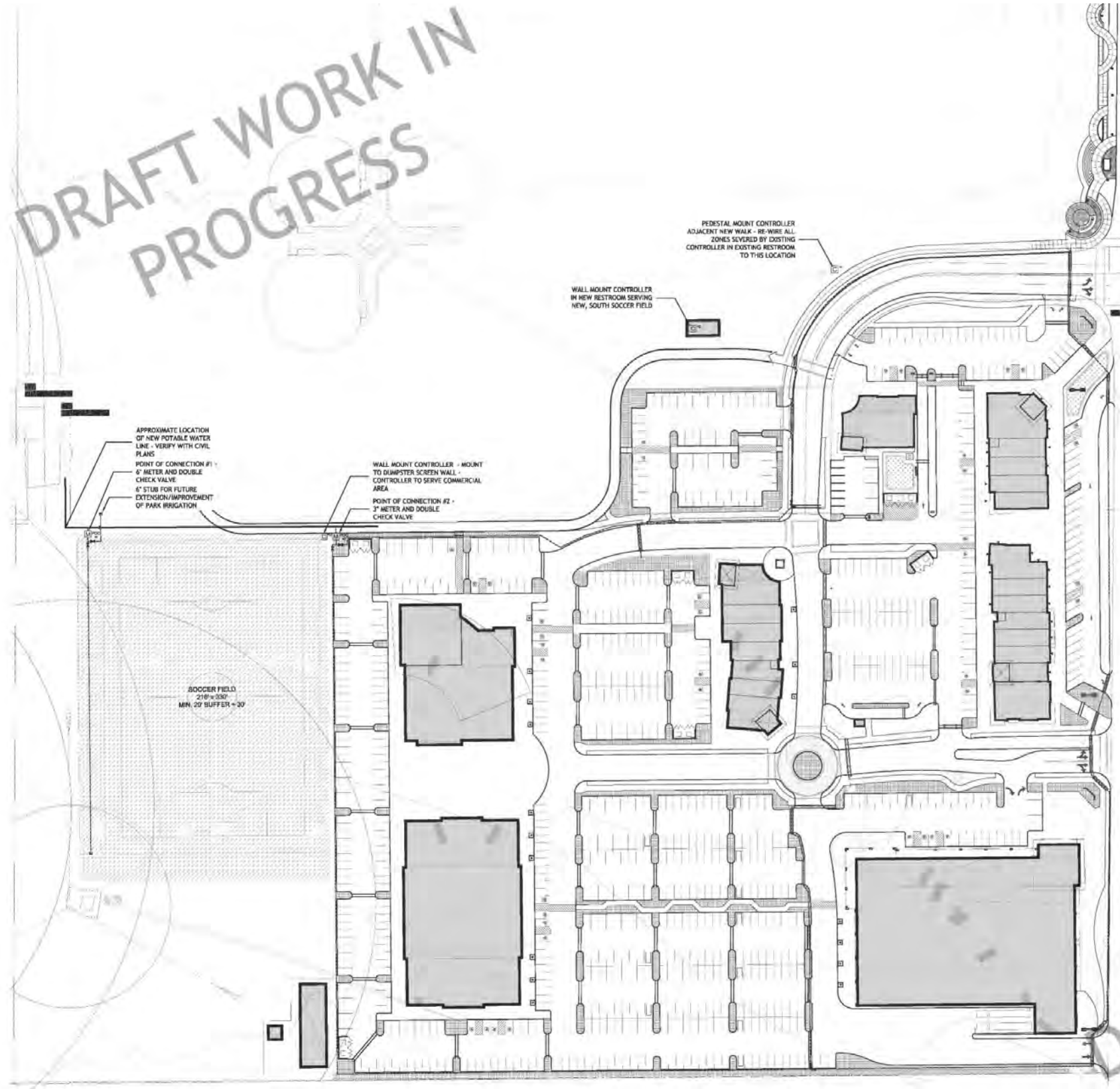


3 TYPICAL L2 VISUAL SCREEN BUFFER
SCALE: 1" = 10' 0"

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL END BUSINESS HOURS
REFER: 909.961.1111

Concept Irrigation Plan



IRRIGATION LEGEND

IRRIGATION TYPE				
[Symbol]	DRIP LINE AREA - SHRUB BED AREAS - TO BE LAID OUT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS 'RAIN BIRD' XFS SUB-SURFACE DRIFLINE WITH COPPER SHIELD, XFS-06-18 (18" LINE SPACING AND 18" EMITTER SPACING) (0.6 GPH EMITTERS)			
[Symbol]	TURF SPRAY AREA - NARROW TURF AREAS: SHORT RADIUS RAINBIRD (MFR OR VAN SERIES) SPRAYS - TO BE LAID OUT ACCORDING TO HEAD LAYOUT SHOWN ON IRRIGATION PLANS (TBD).			
[Symbol]	ROTOR AREA - SPORTS FIELD TURF AREAS: LARGE RADIUS HUNTER ROTORS - TO BE LAID OUT ACCORDING TO HEAD LAYOUT SHOWN ON IRRIGATION PLANS (TBD).			
EQUIPMENT				
SYMBOL	MFG	DESCRIPTION	MODEL NO.	DETAIL NO.
[Symbol]	P.O.C. #1	POINT OF CONNECTION TO POTABLE WATER LINE - 6" METER		
[Symbol]	P.O.C. #2	POINT OF CONNECTION TO POTABLE WATER LINE - 3" METER		
[Symbol]	RAINBIRD	CONTROLLER #1	ESP-LXME/F	
[Symbol]	RAINBIRD	CONTROLLER #2	ESP-LXME/F	
[Symbol]	RAINBIRD	CONTROLLER #3	ESP-LXME/F	
[Symbol]	RAINBIRD	RAIN SENSOR - WIRELESS	WR2-RFC	
[Symbol]	RAINBIRD	CONTROL VALVE	PEB	
[Symbol]	RAINBIRD	MODULAR PRESSURE REGULATOR	PRS-DUAL	
[Symbol]	WATTS	ISOLATION VALVE	WDV-X	
[Symbol]	RAINBIRD	QUICK COUPLER	440P	
[Symbol]	PHASE I - 3" SCH. 40 PVC MAINLINE, UNLESS OTHERWISE NOTED			
[Symbol]	PHASE II - 3" SCH. 40 PVC MAINLINE, UNLESS OTHERWISE NOTED			
[Symbol]	6" SCH. 40 PVC SLEEVING - UNLESS NOTED IN SPECS.			
[Symbol]	* THE NUMBER IN FRONT OF THE SV INDICATES THE QUANTITY OF SLEEVES IN THAT AREA			

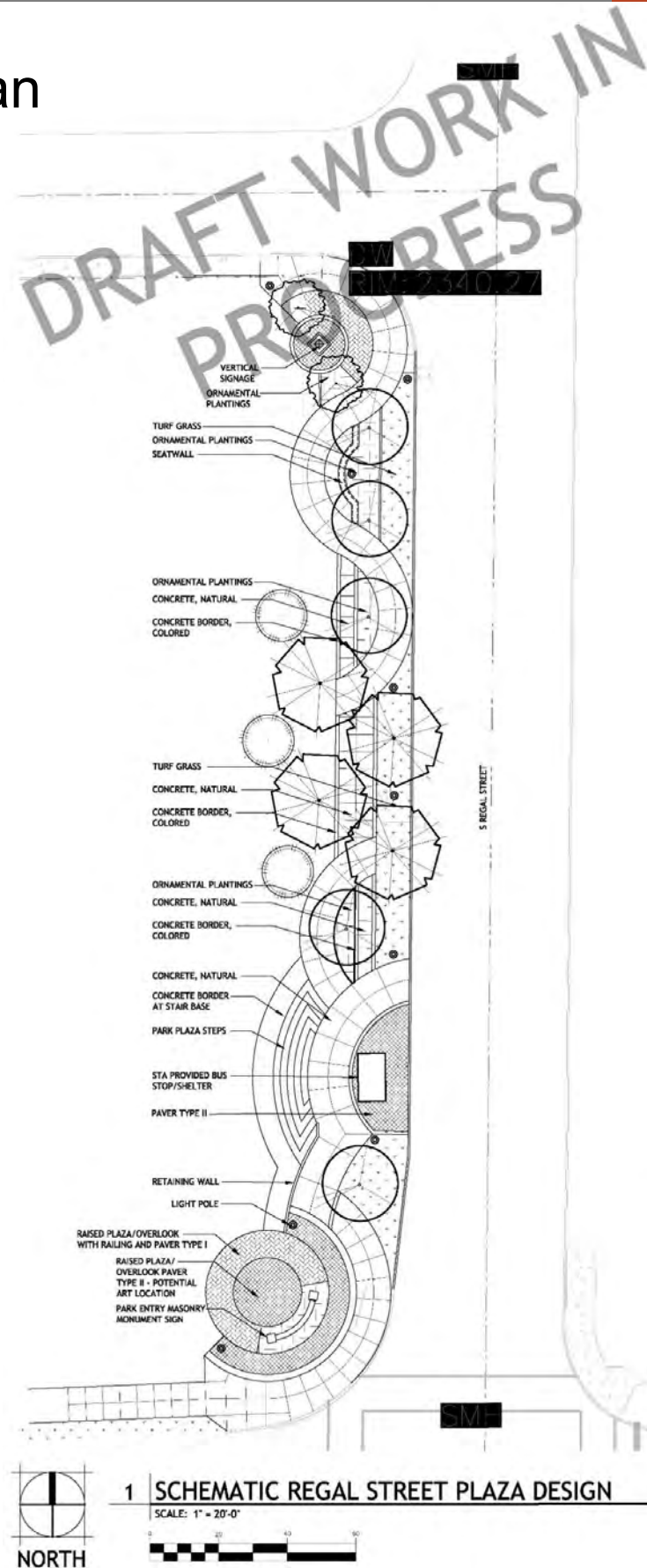
IRRIGATION NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN. THE FOREMAN SHALL REMAIN ON-SITE DURING ALL LANDSCAPE SOIL PREPARATION, IRRIGATION AND PLANTING INSTALLATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES OR SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
- COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL AND ELECTRICAL ENGINEERING SHEETS.
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEW OR EXISTING CONCRETE FLOORING, ASPHALT, OR LANDSCAPE AND TURF AREAS AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL ANNUAL IRRIGATION SCHEDULE AND SHALL AFFIX THE SCHEDULE INSIDE THE CONTROLLER CABINET DOOR.
- LOCATIONS OF EQUIPMENT SHALL BE APPROVED IN THE FIELD WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS TO THE OWNER PRIOR TO FINAL ACCEPTANCE. AS-BUILTS SHALL BE IN BOTH PAPER FORM AND AUTOCAD DRAWING FORMAT SUBMITTED ON A CD.
- CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT AND HARDWARE NECESSARY FOR PRODUCTION, EXECUTION AND COMPLETION OF ALL IRRIGATION WORK.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
- CONTRACTOR SHALL VERIFY WORKING PSI AT MAXIMUM OPERATING FLOW PRIOR TO CONSTRUCTION OF SYSTEM AND NOTIFY OWNERS REPRESENTATIVE OF ANY FINDINGS. (+/- 77 HIGH, 50 LOW PSI REPORTED).
- CONTRACTOR SHALL PERFORM WATER COVERAGE TEST PRIOR TO SEEDING/SODDING TURF. IF NECESSARY ADJUST IRRIGATION SO 100% COVERAGE IS MET.
- ALL DISTURBED AREAS SHALL BE SOODED AND RECEIVE TEMPORARILY IRRIGATION THROUGHOUT THE WARRANTY PERIOD UNLESS OTHERWISE INDICATED.
- ALL EXISTING GRASS REMOVED FOR TRENCHING SHALL BE SAVED FOR REPLACEMENT. IF, AT THE DISCRETION OF THE OWNERS REPRESENTATIVE, THE SAVED GRASS DOES NOT SEEM ALIVE THEN NEW SOG SHALL BE INSTALLED IN ITS PLACE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING EXISTING LAWNS AND LANDSCAPE ALIVE AND THRIVING DURING ALL PHASES OF CONSTRUCTION. ANY LANDSCAPE AND TURF GRASS AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO OWNERS SATISFACTION AT NO ADDITIONAL COST.
- CONTRACTOR SHALL PATCH AND REPAIR EXISTING IRRIGATION SYSTEM AS REQUIRED FROM DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
- USE KING BROTHERS (KB) VALVE OR IN HEAD DRAIN CHECK VALVES TO PREVENT LOW HEAD DRAINAGE WHERE IT OCCURS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE SURFACE AS A RESULT OF TRENCHING OPERATIONS.
- IRRIGATION CONTROL WIRE SHALL BE 12 GAUGE INSULATED DIRECT BURIAL SINGLE CONDUCTOR PE IRRIGATION WIRE. 2 SPARE WIRES SHALL BE INSTALLED THROUGHOUT THE ENTIRE IRRIGATION SYSTEM AND BE OF A UNIQUE COLOR (ORANGE).
- ALL 24V WIRING UNDER PATHWAYS, PAVING AND ROADWAYS SHALL BE IN A SEPARATE 2" SLEEVE, UNLESS OTHERWISE NOTED ON PLAN, AT DEPTH & TYPE PER SPECIFICATIONS.
- ALL WIRE SPLICES TO BE DONE WITH SPECIFIED DOR & WIRE SPLICE SNAP CONNECTOR AND SEALER OR APPROVED EQUAL.
- CONTROL WIRES NOT FOLLOWING MAINLINE TRENCH SHALL BE IN SCH. 40 PVC CONDUIT, SIZE TO FIT.
- TERMINATION OF UNUSED CONTROL WIRE SHALL BE COVERED WITH A WIRE NUT AND PLACED WITHIN SPECIFIED DOR-6 WIRE SPLICE SNAP CONNECTOR AND SEALER, AND PLACED IN A CONTROL VALVE BOX.
- ALL TRENCHING REQUIRED WITHIN PAVED AREAS SHALL BE BACKFILLED IN 4" LIFTS AND COMPACTED TO 95% RELATIVE COMPACTION PER ASTM-D1557. SETTING IS NOT ALLOWED. THE MOISTURE CONTENT SHALL RANGE FROM OPTIMUM TO 2% ABOVE OPTIMUM MOISTURE CONTENT AT TIME OF PLACEMENT. ALL COMPACTION SHALL BE COMPLETED WITH SPECIFIC EQUIPMENT THAT CAN COMPACT NARROW TRENCHES. THIS COMPACTION REQUIREMENT SHALL EXTEND INSIDE THE LANDSCAPED AREAS BEHIND BACK OF CURB.
- ALL PIPE LINES SHALL BE PLACED SO THAT DESCRIPTIONS FACE UP.
- PLACE NON-POTABLE PURPLE LOCATOR RIBBON 3" ABOVE PROTECTIVE LAYER OF SOIL ON MAINLINE ONLY.
- ONE TEE OR ELBOW OFF OF MAINLINE PER REMOTE CONTROL VALVE. ONE REMOTE CONTROL VALVE PER VALVE BOX. NO HANFOLD SYSTEMS.
- THE MAINLINE PIPE CONNECTION TO THE CONTROL VALVE SHALL BE THE SAME SIZE PIPE AS EXITING THE CONTROL VALVE.
- CONTRACTOR SHALL LOCATE CONTROL VALVES AND ISOLATION VALVES WITHIN 1' OF SIDEWALKS OR CURB EDGES IN A CLEAR ORDERLY MANNER WHENEVER POSSIBLE.
- ALL VALVE BOXES (VB) LOCATED ON A SLOPE SHALL BE PLACED SO THAT ALL 4 CORNERS OF THE VALVE BOX ARE FLUSH WITH THE SLOPE.
- CONTRACTOR SHALL COORDINATE AND VERIFY THE INSTALLATION OF SLEEVES, WITH RESPECTIVE CONTRACTORS, IN ALL NECESSARY LOCATIONS FOR THE PROPOSED IRRIGATION DESIGN, PRIOR TO HANSCAPE BEING INSTALLED THAT WOULD PREVENT ACCESS TO ADJACENT LANDSCAPE AREAS. FAILURE TO VERIFY ALL NECESSARY IRRIGATION IS INSTALLED TO LANDSCAPE AREAS PRIOR TO HANSCAPE BEING INSTALLED SHALL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH EXTENDING THE IRRIGATION AND ANY HANSCAPE PATCHING, REMOVAL AND REPAIR/REPLACEMENT.
- INSTALL THE PRESSURE REGULATOR WHERE INDICATED WITH AN (F) NEXT TO THE CONTROL VALVE SYMBOL AND SET SO THAT ALL IRRIGATION HEADS ON CONTROL VALVE RECEIVE STATED PSI PER LEGEND.
- IRRIGATION SHALL BE ADJUSTED SO THAT NO OVERSPRAY HITS THE BUILDING, AND MINIMUM TO NO OVERSPRAY HITS SIDEWALKS, AND PAVEMENT.
- POWER SHALL BE SUPPLIED TO CONTROLLER LOCATION BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL INFORM GENERAL OF THE NEED FOR 110V POWER AT THE REQUIRED LOCATION.
- NO CONTROL WIRES TO BE PLACED IN THRUST BLOCKS. LOCATE WIRES ON OPPOSITE SIDE OF THRUST BLOCK. CONTROL WIRES NOT FOLLOWING MAINLINE TRENCH SHALL BE IN CONDUIT.
- RAIN SENSOR SHALL BE LOCATED IN THE BEST POSITION TO RECEIVE RAINFALL. SUBMIT LOCATION OF RAIN SENSOR FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE WINTERIZATION OF THE SYSTEM WITH THE MAINTENANCE STAFF. THE CONTRACTOR SHALL INSPECT, ADJUST & MAKE ANY NECESSARY REPAIRS TO THE SYSTEM THE SPRING FOLLOWING INSTALLATION.

1 SCHEMATIC IRRIGATION PLAN
SCALE: 1" = 60'-0"

<p>UTILITY STATEMENT</p> <p>LOCATION OF EXISTING UNDERGROUND UTILITIES (WVC, BECS) TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.</p>	<p>UNDERGROUND SERVICE ALERT</p> <p>ONE-CALL NUMBER</p> <p>811</p> <p>CALL TWO BUSINESS DAYS BEFORE YOU DIG</p>
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Concept 'Ribbon Park' Plan



PLAZA MODEL IMAGES



PLAZA MATERIAL CHARACTER IMAGES

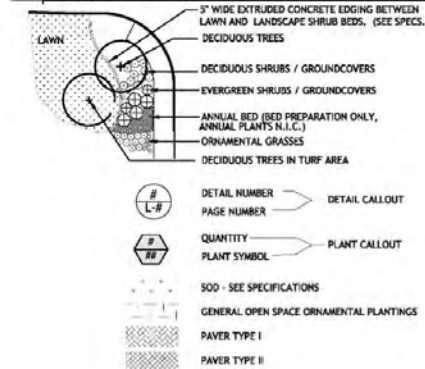


BENCH CHARACTER EXAMPLE



SEATWALL EXAMPLE

LANDSCAPE LEGEND



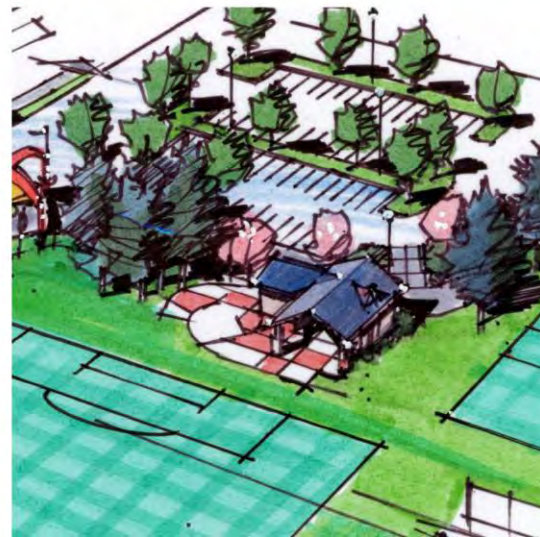
LIGHT POLE EXAMPLE



NATURAL AND COLORED CONCRETE EXAMPLE



PARK PLAZA STEPS EXAMPLE



Unique and Alternative Zoning Applications

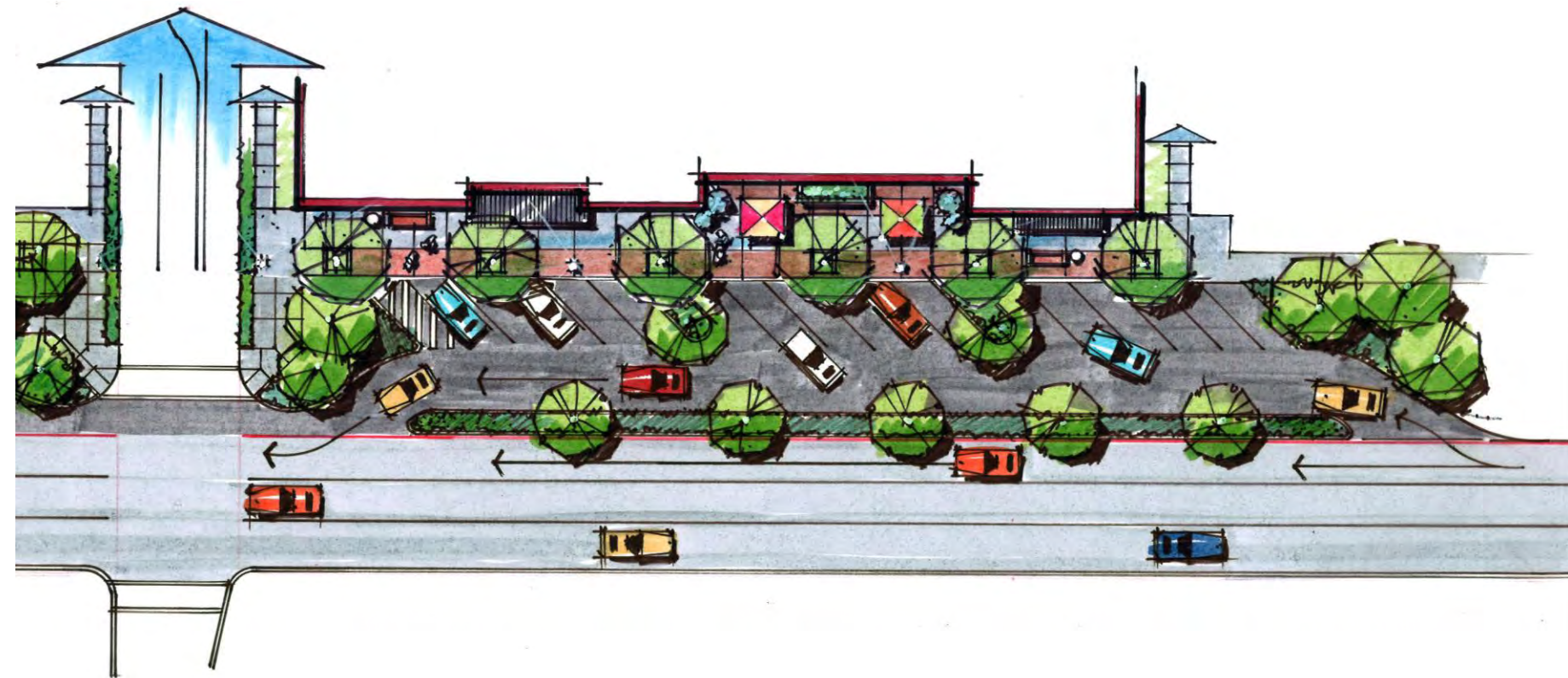
Alternative Zoning Application 01: Simulated Urban Streetscape

The ISP, implementation memo, the Comprehensive Plan, and Southgate Neighborhood all aspire to create an urban, walkable streetscape. A key component of the urban streetscape desired by the Neighborhood is on-street parking. The ISP Implementation Memo is intended to implement on-street parking along Regal and Palouse. It is understandable, however, that the idea of street parking would exacerbate an already difficult traffic issue along the south Regal corridor.

The KXLY Development team visited with the Southgate Neighborhood to collaborate on unique solutions to bring together the need to keep traffic moving on Regal, on-street parking, and provide the comfortable walkable urban streetscape envisioned for the greater Southgate District Center. The unanimous solution was to separate the buildings from the street; allowing street traffic to flow unhindered and provide a simulated streetscape with on-street style parking along the storefronts and street trees. The concept was dubbed "Airport Parking." A +/- 15 to 20-foot wide, treed sidewalk is proposed allowing activities commonly found along urban streetscapes (such as sidewalk cafés) while encouraging pedestrian movements along and through streetscape elements.

Parking between the building and the street, however, is discouraged by incurring an increased landscaping "penalty" set forth in SMC 17C.200.040F.4. Airport Parking is not necessarily an ambition of the development team and not critical to the success of the project; as evidenced by the Black/Target project across the street. It is in response to desired improvements to the public realm and neighborhood aspirations for a more active and walkable District Center. The concept, for all intents and purposes, is and should be treated as on-street public parking regardless of the location of the property line. Since the parking serves to fill a public need, it is the position of the development team that the provisions of SMC 17C.200.040F.4 should not apply.

The applicant requests the support of DRB and City Staff for the concept and ask you to make recommendations to the Director that the concept indeed serves as public on-street parking and that the provisions of SMC 17C.200.040F.4, therefore, do not apply.



Artist's Concept



Artist's Concept

Alternative Zoning Application 02: Fencing and Screening

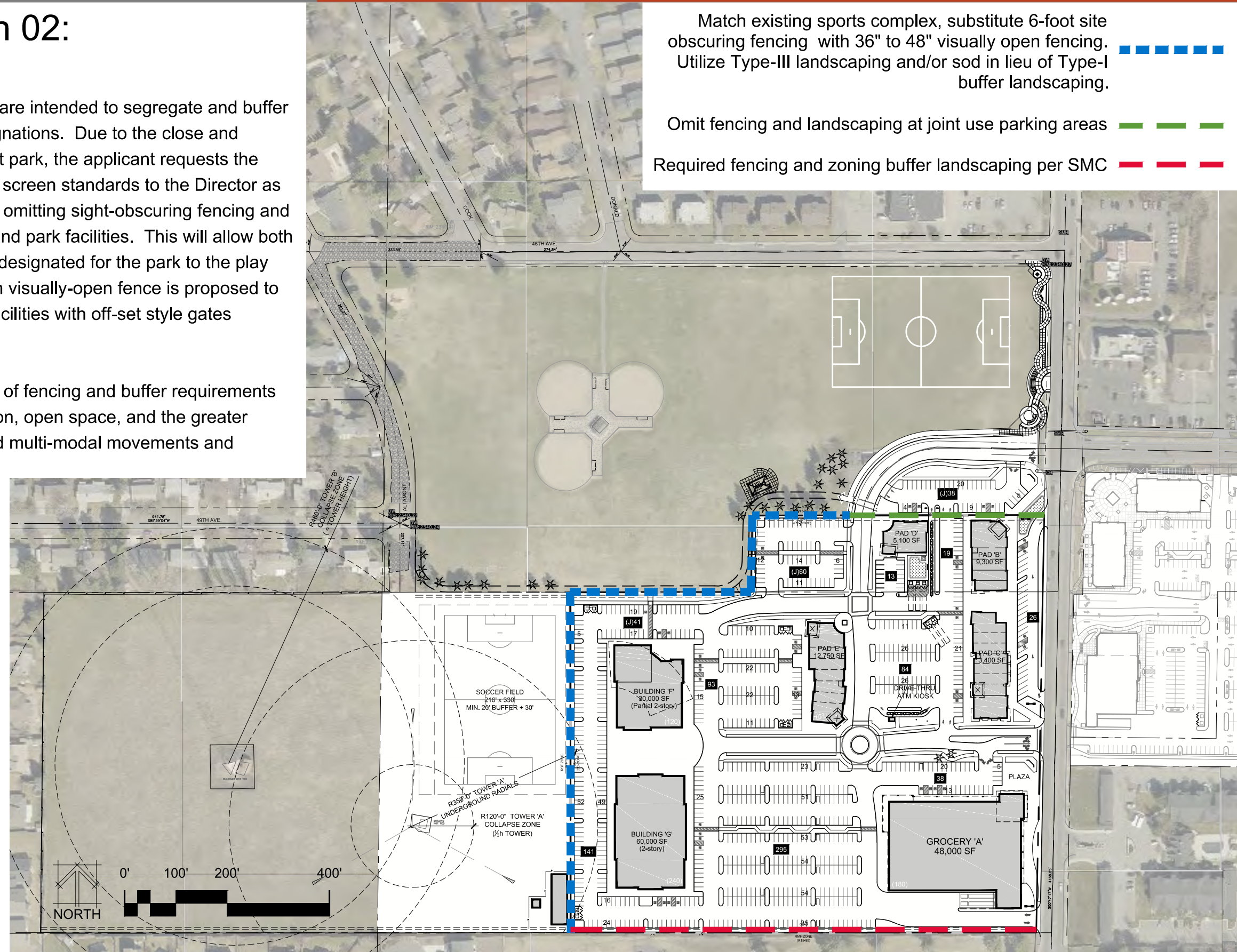
As written, the applicable fencing and buffer requirements are intended to segregate and buffer uses with dissimilar Comprehensive Plan and zoning designations. Due to the close and purposeful interaction of the development with the adjacent park, the applicant requests the DRB to recommend alternative applications of fencing and screen standards to the Director as described on this page. Such alternatives should include omitting sight-obscuring fencing and buffer landscaping along property lines adjacent the park and park facilities. This will allow both physical access and visual connection from parking areas designated for the park to the play areas and other recreational facilities. A 36 to 48-inch high visually-open fence is proposed to be installed along the perimeter of the park property and facilities with off-set style gates typically found at parks and other sports fields.

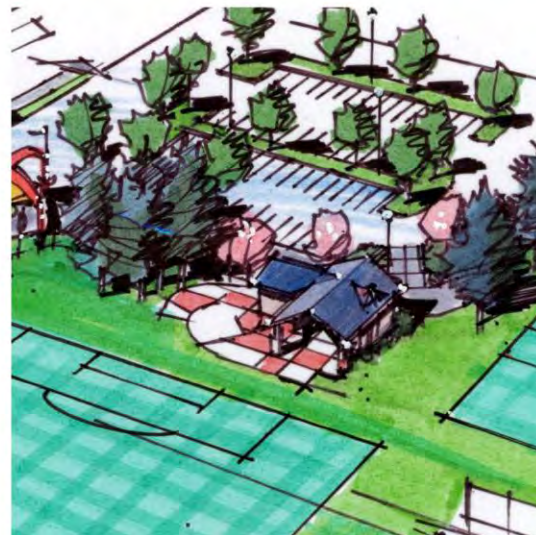
The development team believes the alternative application of fencing and buffer requirements will encourage the free interaction between public recreation, open space, and the greater Southgate District Center. This will promote pedestrian and multi-modal movements and visually connectivity with area recreational opportunities.

Match existing sports complex, substitute 6-foot site obscuring fencing with 36" to 48" visually open fencing. Utilize Type-III landscaping and/or sod in lieu of Type-I buffer landscaping.

Omit fencing and landscaping at joint use parking areas

Required fencing and zoning buffer landscaping per SMC





Development Agreement


The ISP sets forth six guiding design principles to achieve a vibrant unified district center. The design principles are enumerated in DA Sections 5.1 through DA 5.6 as follows:


- DA 5.1: Pedestrian Connections
- DA 5.2: Trees Preservation
- DA 5.3: Design Theme
- DA 5.4: Community Plaza
- DA 5.5: Viewscapes
- DA 5.6: Long-Term Development of Urban District

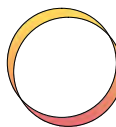
The ISP offers guidance as the intent of the guiding design principles. The following pages demonstrate the Proposal's compliance with the DA and ISP guidelines.

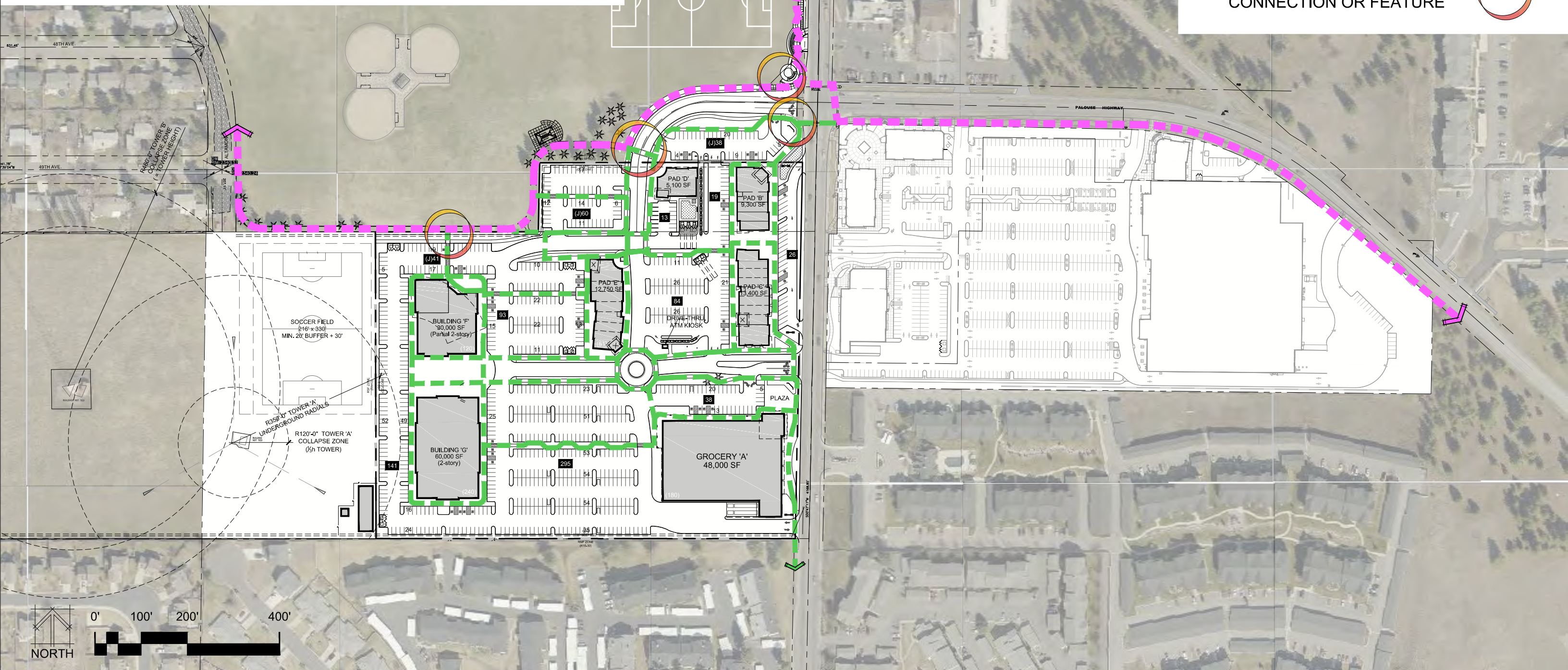
DA Criterion 5.1: Pedestrian Connections

"The Property shall contain dedicated pedestrian and bicycle connections ("path") which are designed to allow pedestrians and bicycles to access and move around and through the Integrated Properties with connection to the surrounding neighborhood. When feasible, such path shall connect to existing publicly accessible trails, sidewalks or other pathways that are adjacent and contiguous to the Integrated Properties."

PEDESTRIAN CONNECTION TO PARK, BETWEEN BUILDINGS AND WITHIN PROJECT 

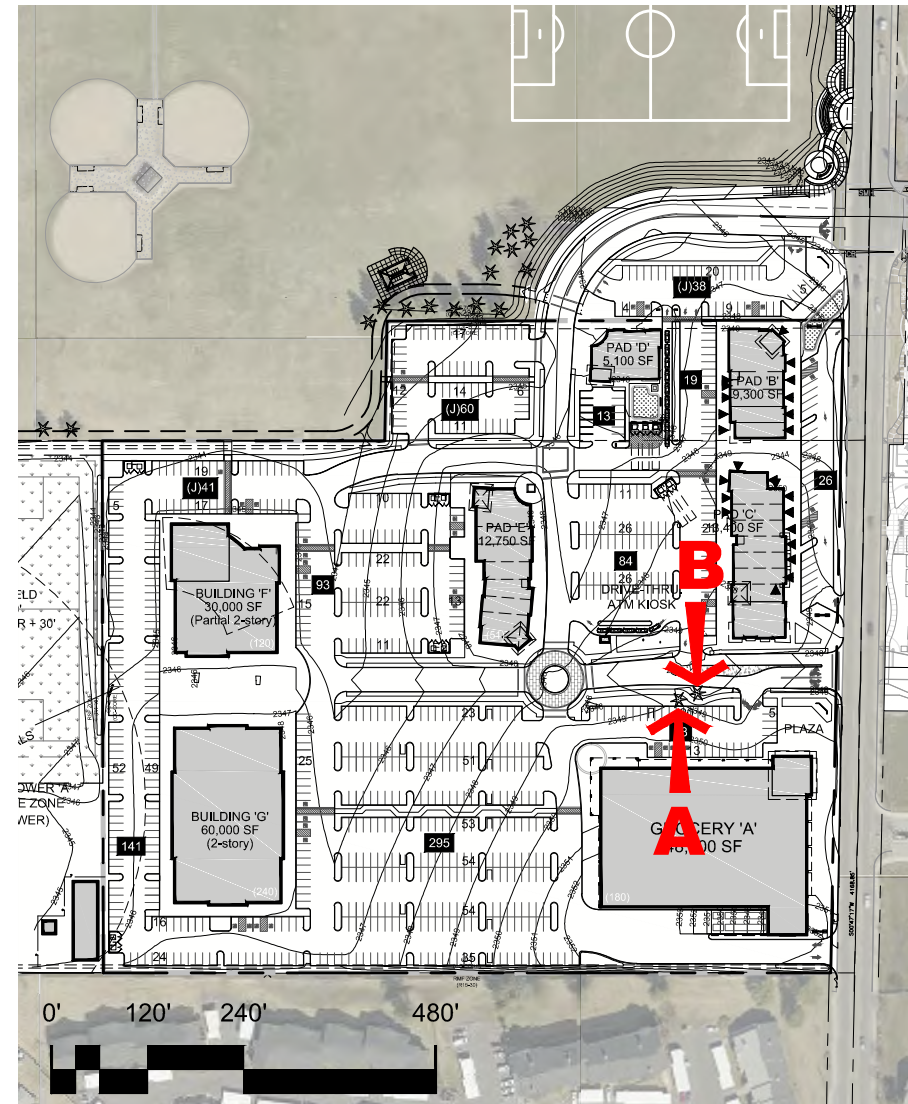
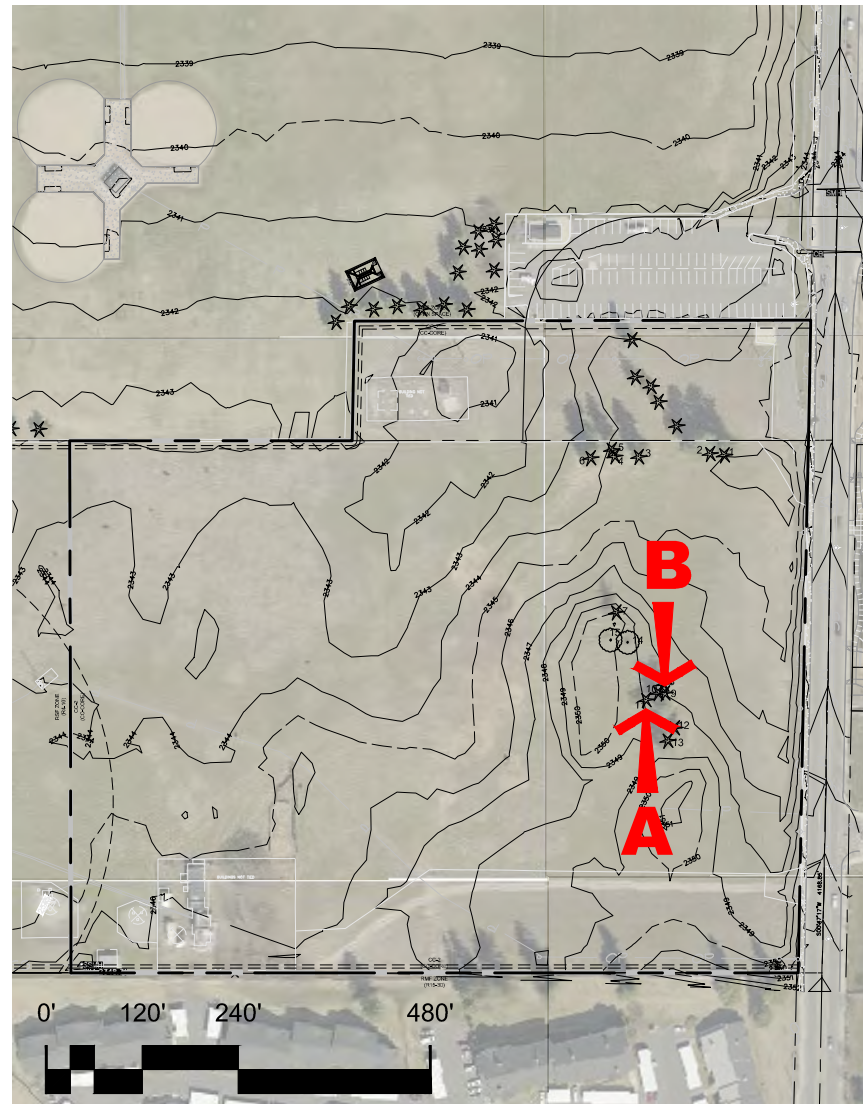
CONTINUATION OF MULTIMODAL PATHWAY 

INDICATES MAJOR PATHWAY CONNECTION OR FEATURE 




DA Criterion 5.2: Tree Preservation

"Any plan for development of the Property shall provide for the preservation of trees, by leaving in place, a minimum of 10% of all Ponderosa Pine trees."



 Existing Tree Plan
18 ON-SITE PONDEROSA PINES

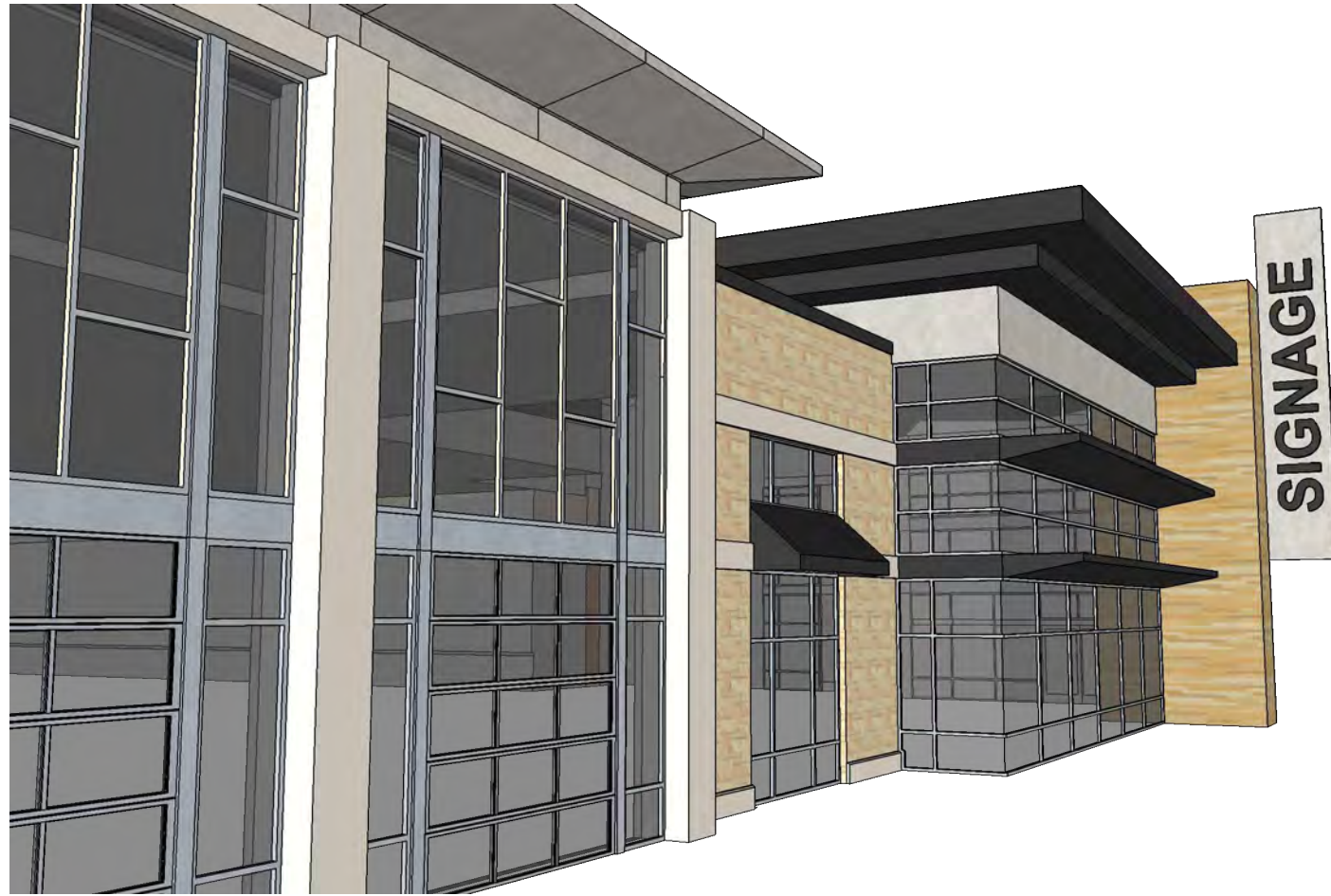
 Preserved Tree Plan
2 PRESERVED = 11% OF EXISTING

DA Criterion 5.3: Design Theme

“The Integrated Properties shall be developed with a consistent design theme utilizing, for example, similar or complementary construction materials, architectural characteristics, streetscapes, open spaces, fixtures, and landscaping. All buildings shall provide architectural treatment of interest on those facades visible from the street, such as color, texture, glazing, material differentiation or any other mechanism designed to lessen the impact of building mass when viewed from the street.”

RETAIL-A

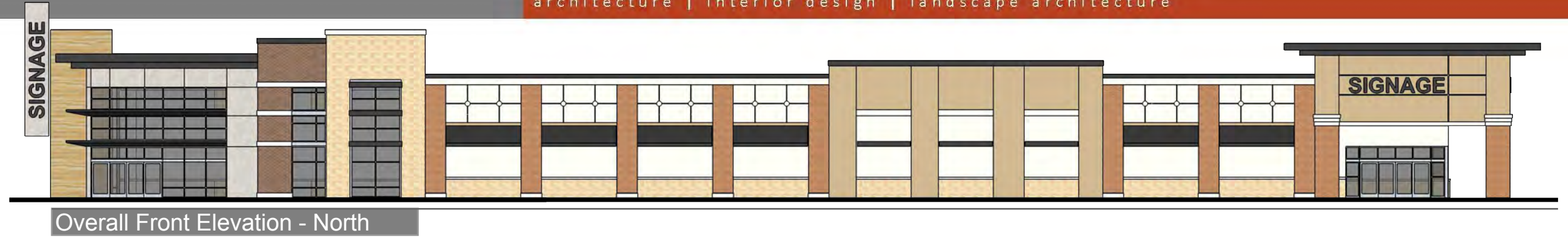
ANCHOR GROCERY



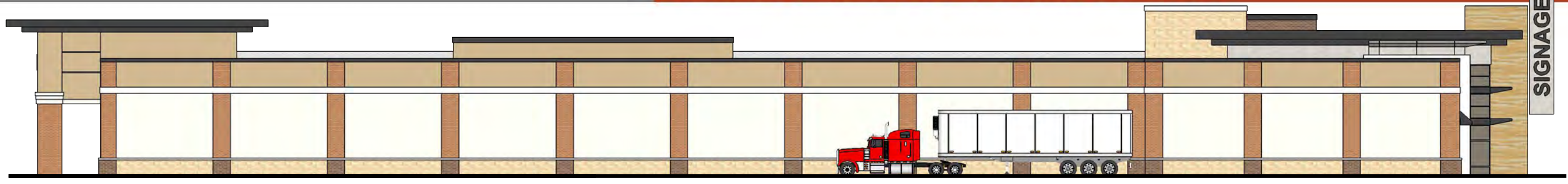
Regal Street - Perspective View



Regal Street - Perspective View - NEC



SIGNAGE



Overall Elevation - South

T.O. Wall
22'-8"

B.O. Soffit
14'-0"

Finish Floor
0'-0"



Partial Elevation - South SCALE: 1" = 10'-0"

T.O. Wall
22'-8"

Finish Floor
0'-0"



Partial Elevation - South SCALE: 1" = 10'-0"

SIGNAGE



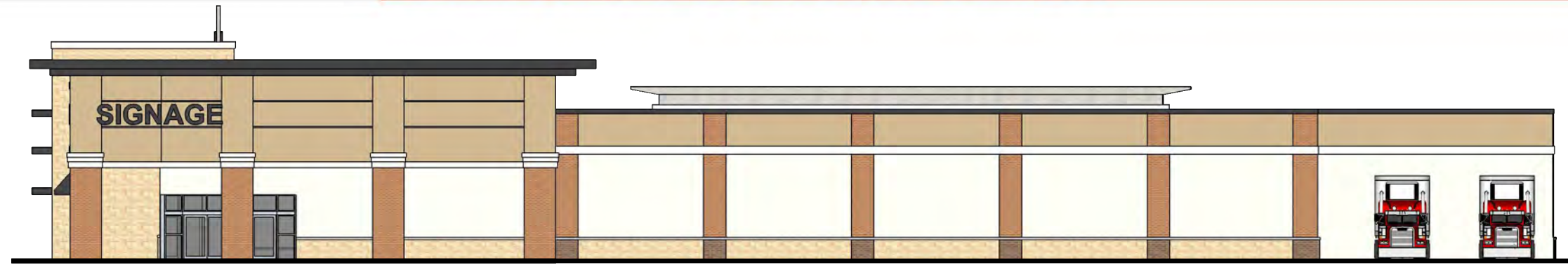
Overall Elevation



Partial Elevation - East (Regal) SCALE: 1" = 10'-0"



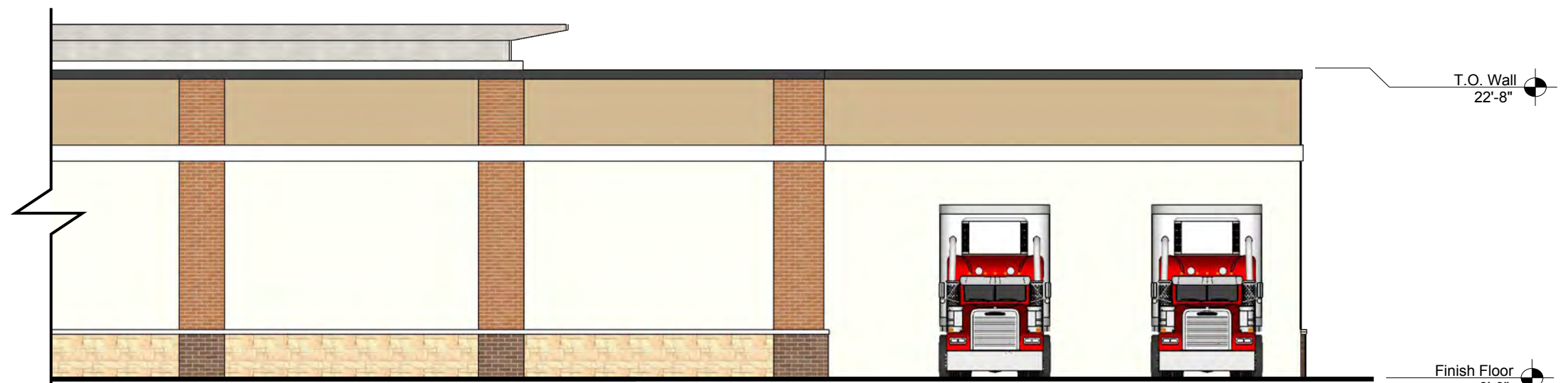
Partial Elevation - East (Regal) SCALE: 1" = 10'-0"



Overall Elevation - West



Elevation - West SCALE: 1" = 10'-0"



Retail-A Character Elevation - 1 SCALE: 1" = 10'-0"

RETAIL-B

SMALL / MEDIUM RETAIL



Concept Massing - NWC



Concept Massing - SEC



Concept Massing - NEC



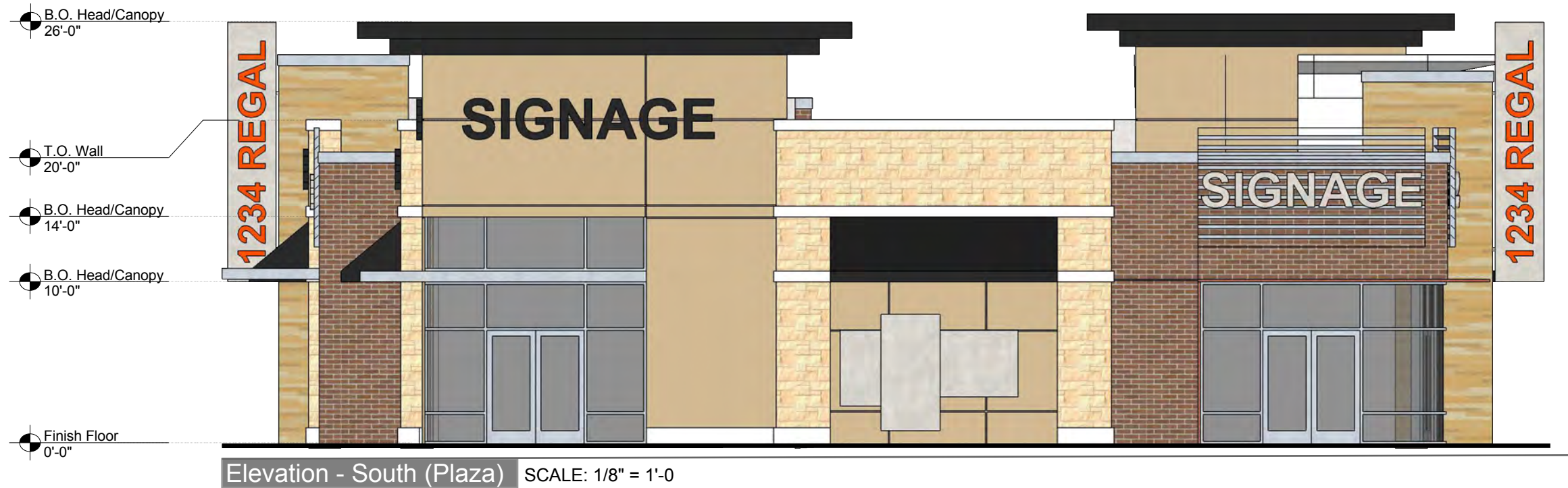
Overall Elevation - West

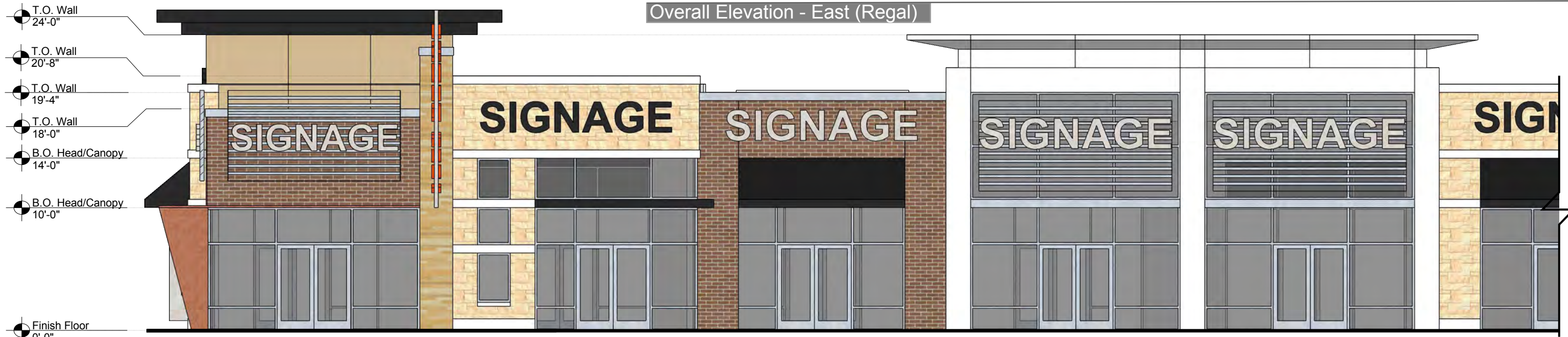


Partial Elevation - West SCALE: 1/8" = 1'-0"



Partial Elevation - West SCALE: 1/8" = 1'-0"





RETAIL-C

SMALL / MEDIUM RETAIL



Detail - West



NEC (Regal) - Perspective View



Detail - NWC



Overall Front Elevation - East (Regal)



Partial Elevation - East SCALE: 1/8" = 1'-0"



Partial Elevation - East SCALE: 1/8" = 1'-0"



Overall Elevation - West

- T.O. Wall 24'-0"
- T.O. Wall 21'-4"
- T.O. Wall 20'-8"
- T.O. Wall 18'-0"
- B.O. Head/Canopy 14'-0"
- B.O. Head/Canopy 10'-0"



Partial Elevation - West SCALE: 1/8" = 1'-0



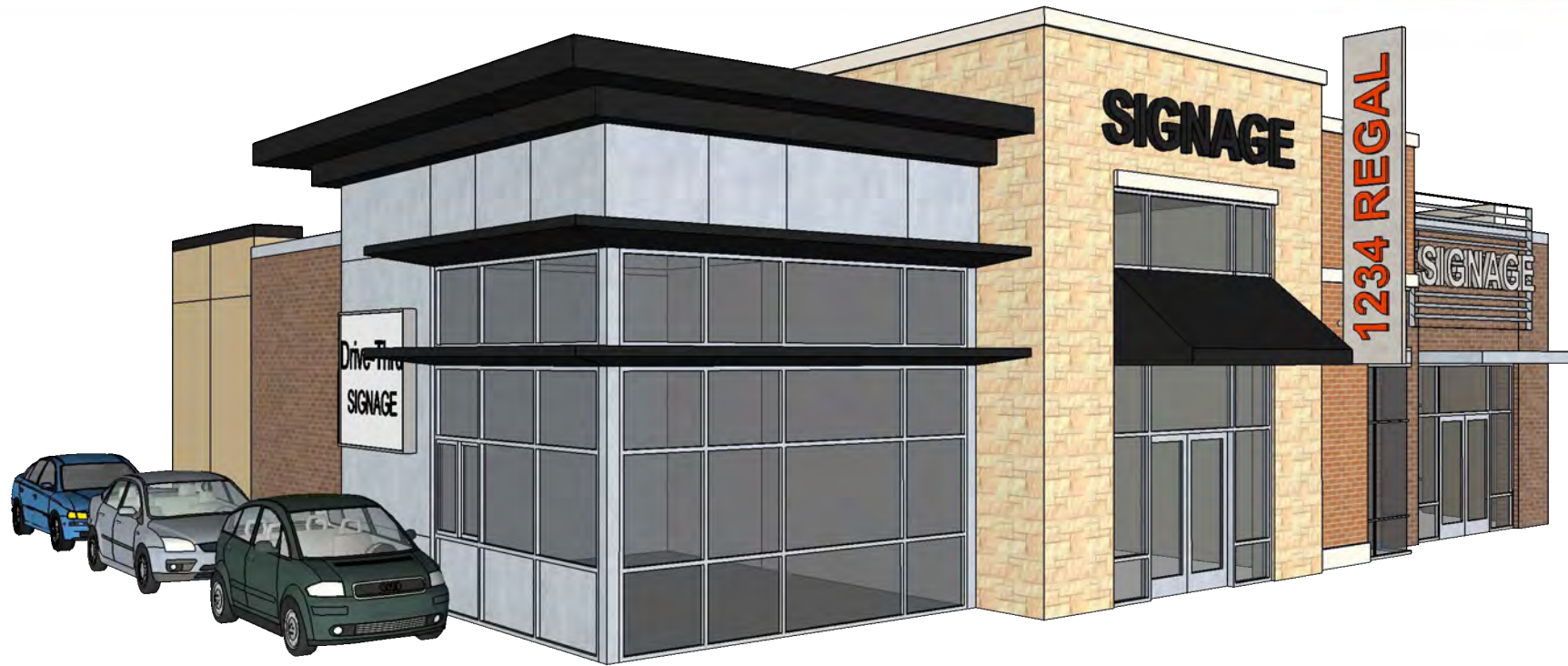
- T.O. Wall 26'-0"
- T.O. Wall 23'-4"
- T.O. Wall 20'-0"
- T.O. Wall 19'-4"
- B.O. Head/Canopy 14'-0"
- B.O. Head/Canopy 10'-0"
- Finish Floor 0'-0"

Partial Elevation - West SCALE: 1/8" = 1'-0



RETAIL-D

SMALL / MEDIUM RETAIL



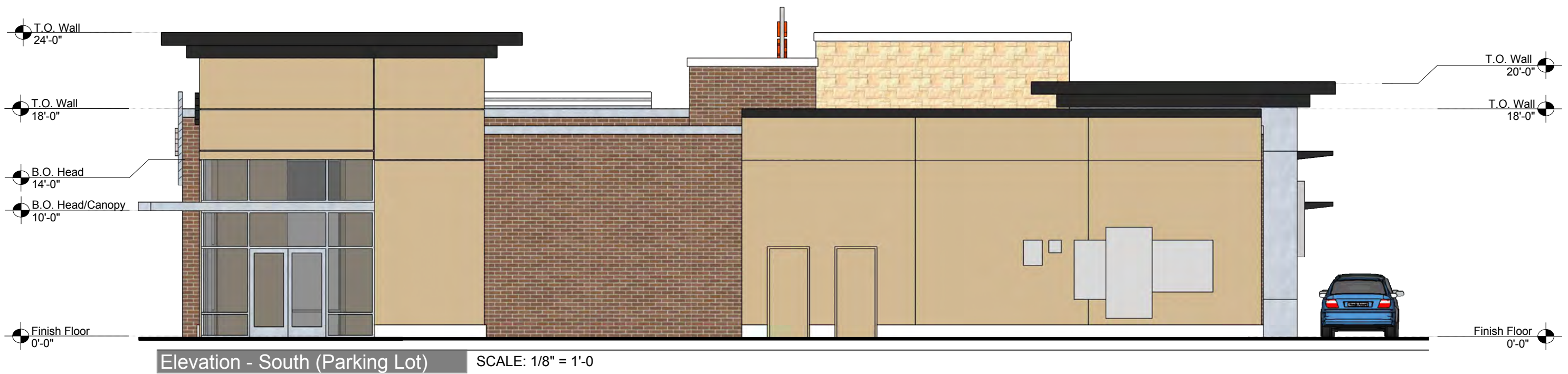
NEC - Perspective View



NWC - Perspective View



NWC - Perspective View





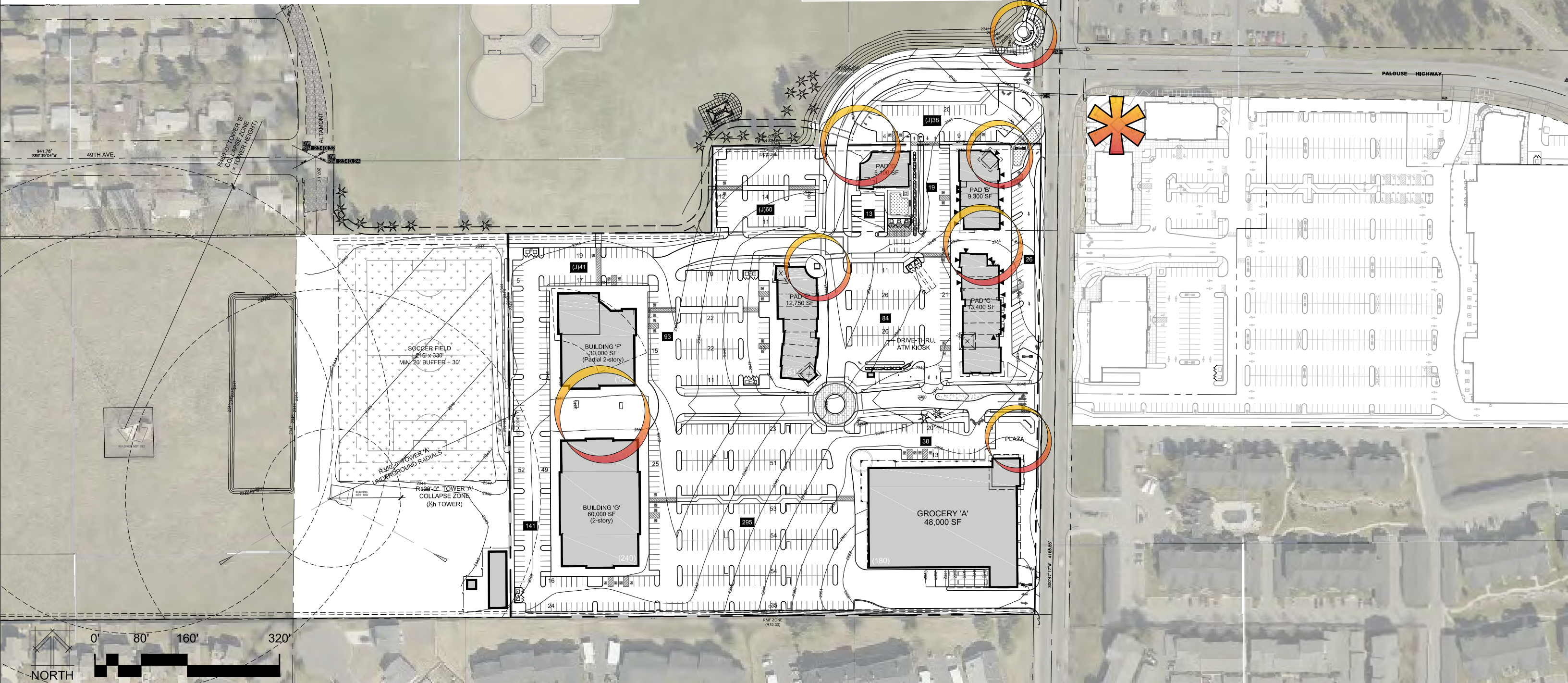
DA Criterion 5.4: Community Plaza

"A community plaza shall be designated that serves as a central gathering place on one of the Integrated Properties and, if not located on the Property, Owners shall provide satisfactory evidence of the Owners' contractual and financial commitment to participate in the development of the community plaza."

EXISTING DESIGNATED DISTRICT COMMUNITY PLAZA

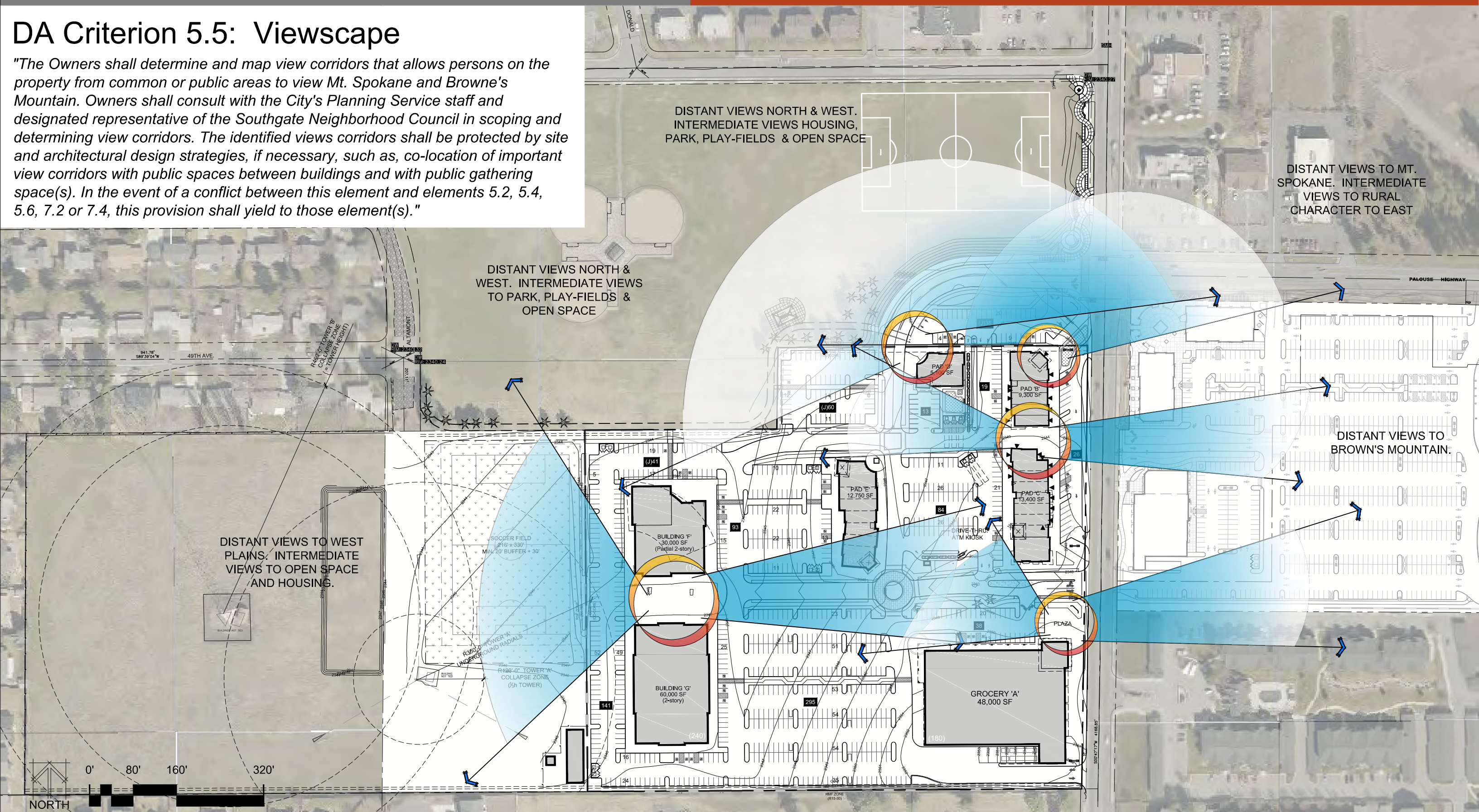


SECONDARY PLAZA OR PUBLIC SPACE OPPORTUNITIES



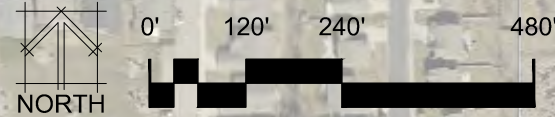
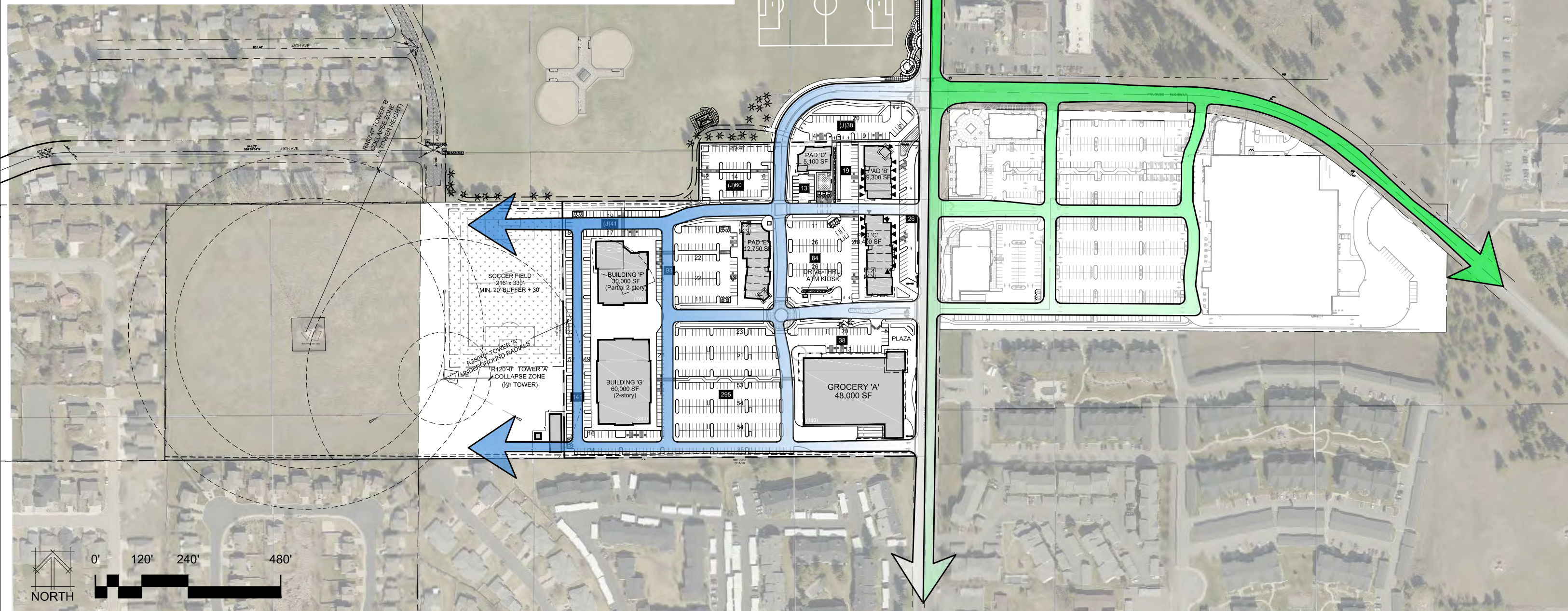
DA Criterion 5.5: Viewscape

"The Owners shall determine and map view corridors that allows persons on the property from common or public areas to view Mt. Spokane and Browne's Mountain. Owners shall consult with the City's Planning Service staff and designated representative of the Southgate Neighborhood Council in scoping and determining view corridors. The identified views corridors shall be protected by site and architectural design strategies, if necessary, such as, co-location of important view corridors with public spaces between buildings and with public gathering space(s). In the event of a conflict between this element and elements 5.2, 5.4, 5.6, 7.2 or 7.4, this provision shall yield to those element(s)."

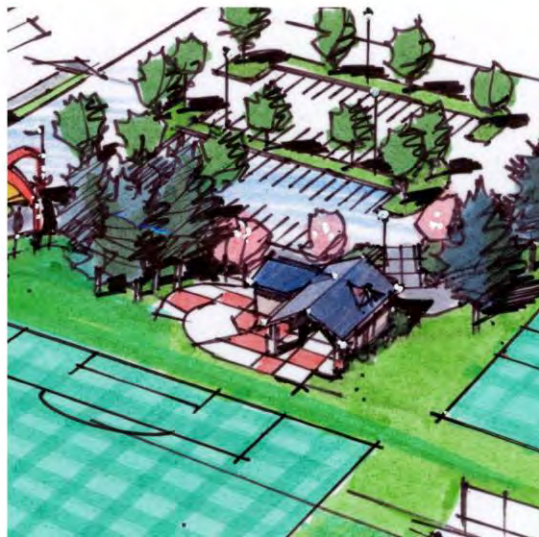


DA Criterion 5.6: Long-Term Urban Development

"The intent of the parties is to design and develop urban features that will facilitate integration of the Property (and surrounding area) into an urban district with a unified character that promotes pedestrian and vehicular circulation, without conflict, encourages opportunities for mixed use development and enhances the natural and built aesthetics in the area. In order to enhance connectivity and facilitate future urban development, driveways though the property shall be designed where ever possible, to facilitate connections to the propeties identified in Recital D, above. Curbing shall be used to define the parking lot area, such as perimeter curbing and main drive aisles. Driveway entrance(s) and interior landscaping features will also be curbed."



Site Massing





View From Regal & Palouse Looking West



View From Regal St. looking South



View From Target Center Main Driveway Looking West



View From Target Center 2nd Driveway into Proposal's Main Regal St. Access



View From Regal St. Looking NW TO 'AirPort Parking'



View From Proposal Looking East Through Plaza

