

## DESIGN REVIEW BOARD

**Northwest Middle School****1 - Recommendation Meeting**

September 21, 2020



**From :**  
**Design Review Board**  
 Mark Brower, Vice-Chair  
  
 c/o Dean Gunderson, DRB Secretary  
 Neighborhood & Planning Services  
 808 W. Spokane Falls Blvd.  
 Spokane, WA 99201

**To :**  
 Louis Meuler, Interim Planning Director  
 Tami Palmquist, Principal Planner

**CC :**  
 Greg Forsyth  
 Spokane Public Schools,  
 Director of Capital Projects  
  
 ATTN: Randall Wilson,  
 NAC Architecture

**Based on review of the materials submitted by the Applicant and discussion during the September 23, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:**

- 1. The Board supports the Applicant's design approach to inboard the frontage-required sidewalk into the site. The Applicant shall return to urban design staff for an Administrative Review with a design that demonstrates public access continuity and connectivity, continuous safety and accessibility compliance, safe pedestrian crossing of Wellesley, and superior design quality. The Applicant is encouraged to evaluate the concept of locating a sidewalk immediately adjacent to the south edge of the parking lot.**

***Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, N 2.1 Neighborhood Quality of Life, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.***

***Please see the following sections of the Spokane Municipal Code: SMC 17C.110.245 Parking and Loading, SMC 17C.110.515 Buildings Along the Street, SMC 17C.110.535 Curb Cut Limitations, and SMC 17C.110.540 Pedestrian Connections in Parking Lots, and SMC 17H.020 Complete Streets Program***

2. The Board is in support of the presented material palette. The Applicant is encouraged to continue refining that exterior material palette, including evaluation of the variety of tones, joints, and material orientation changes within each of the presented building 'layers'. The Applicant may consider reducing the quantity of changes within a given material such that the parti is more strongly communicated.

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.6 Building and Site Design.*

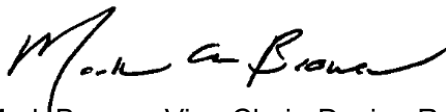
3. The Board recognizes that the 3D images of the landscape do not accurately represent the proposed landscaping, and supports the Applicant's narrative describing the nature inspired landscape and building design.

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

4. The Applicant is encouraged to evaluate the roof line occurring between the Office and Band program areas, such that the form, detailing, and expression may not compete with the primary building entry canopies which appear to be of similar tone and form.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.6 Building and Site Design.*

*Please see the following sections of the Spokane Municipal Code: SMC 17C.110.545 Transition Between Institutional and Residential Development, and SMC 17C.110.565 Roof Form*



Mark Brower, Vice-Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.