

## DESIGN REVIEW BOARD

**Northeast Middle School****1 - Recommendation Meeting**

November 16, 2020



**From :**  
**Design Review Board**  
 Kathy Lang, 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 and Planning  
  
 ATTN: Walt Huffman, MMEC Architecture

**Based on review of the materials submitted by the Applicant and discussion during the November 16, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:**

**Design Departures:****1. Buildings Along Street:**

- **The Board finds that the alternative design *meets* the intent of the design standard.**
- **The Board finds that the alternative design *is* superior in quality to what would be achieved if the standard were followed.**

***Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, 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, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, and N 5.3 Linkages.***

***Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Treatment of Blank Walls, SMC 17C.122.060 Façade Transparency, SMC 17C.122.060 Massing, and SMC 17C.122.060 Pedestrian Oriented Signs.***

## 2. Buildings at Intersection Corners:

- The Board finds that the alternative design *meets* the intent of the design standard.
- The Board finds that the alternative design *is* superior in quality to what would be achieved if the standard were followed.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Intersection Corners, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.*

**These recommendations (#1 and #2) were approved via a non-unanimous vote of 5/2.**

## General

3. **Per the Lighting Design Standards for Centers and Corridors, the Applicant shall provide additional pedestrian-scale lighting along pedestrian paths 1) between Marietta Avenue and the playground/outdoor basketball courts and 2) at the proposed plaza at the intersection of North Perry Street and North Foothills Drive.**

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.*

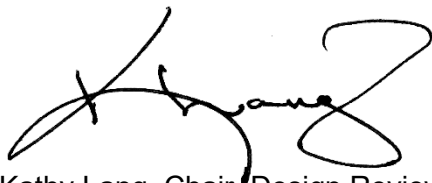
*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Lighting and SMC 17C.122.060 Ancillary Site Elements.*

4. **The Applicant is strongly encouraged to integrate the building materials and architectural detailing into the site gateway elements.**

*Please see the following Comprehensive Plan Goals and Policies: LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, TR GOAL A: PROMOTE A SENSE OF PLACE, 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, and N 2.1 Neighborhood Quality of Life.*

*Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Intersection Corners, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Pedestrian Oriented Signs, SMC 17C.122.060 Integration with Architecture, SMC 17C.122.060 Creative Graphic Design, SMC 17C.122.060 Unique Landmark Signs, SMC 17C.122.060 Ground Signs, and SMC 17C.122.060 Materials.*

**These final recommendations (#3 and #4) were approved via a unanimous vote of 7/0.**



Kathy Lang, Chair, Design Review Board

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