

DESIGN REVIEW BOARD

Sacajawea Middle School

1 - Recommendation Meeting

September 15, 2021



From :
Design Review Board
Mark Brower, Vice Chair

c/o Dean Gunderson, DRB Secretary
Planning Services
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To :

Louis Meuler,
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Based on review of the materials submitted by the Applicant and discussion during the September 15, 2021 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. Applicant is encouraged to provide, within the buffer along the north boundary, columnar evergreens that take into account overhead power and year-round buffering between residential neighbors and the project site.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 6.3 School Locations, 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 SMC Design Standard: SMC 17C.110.545 Transition from Institutional to Residential Development.

2. Applicant shall provide a separation buffer between the playscape and bus drop-off.

Please see the following Comprehensive Plan Goals and Policies: LU 1.12 Public Facilities and Services, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.6 Building and Site Design.

Please see the following goals of the Pedestrian Master Plan: Goal 4 – Safe and Inviting Pedestrian Settings.

3. Applicant shall continue working with the City in developing a pedestrian crossing at Grand Blvd and 32nd Ave. Applicant shall consider a more robust, pedestrian centric experience that may integrate low seatwalls, paving, lighting, and landscaping, etc.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 6.5 Schools as a Neighborhood Focus, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, DP

1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, and N 2.1 Neighborhood Quality of Life.

Please see the following goals of the Pedestrian Master Plan: Goal 1 – Well Connected and Complete Pedestrian Network, and Goal 4 – Safe and Inviting Pedestrian Settings.

Please see pages 13 and 24-28 of the Grand Boulevard Transportation and Land Use Study.

Please see pages 33-45 of the South Hill Coalition and Connectivity and Livability Strategic Plan.

- 4. Applicant is encouraged to more fully develop the signage along Grand Blvd to integrate with the proposed signage at 33rd Ave. / Lamonte St.**

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 4.4 Connections, LU 6.2 Open Space, LU 6.3 School Locations, LU 6.5 Schools as a Neighborhood Focus, 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 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.5 Multimodal Transportation, and N 4.6 Pedestrian and Bicycle Connections.

Please see the following goals of the Pedestrian Master Plan: Goal 1 – Well Connected and Complete Pedestrian Network, and Goal 4 – Safe and Inviting Pedestrian Settings.

Please see pages 13 and 24-28 of the Grand Boulevard Transportation and Land Use Study.

Please see pages 33-45 of the South Hill Coalition and Connectivity and Livability Strategic Plan.

Please see the following SMC Development Standard: SMC 17C.240 Signs

- 5. Applicant shall continue dialogue with neighborhood stakeholders and make a good faith effort to satisfy concerns regarding the design for drop off and pickup of students.**

Please see the following Comprehensive Plan Goals and Policies: LU 4.4 Connections, LU 6.3 School Locations, LU 6.5 Schools as a Neighborhood Focus, 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 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, and N 4.6 Pedestrian and Bicycle Connections.

Please see the following goals of the Pedestrian Master Plan: Goal 1 – Well Connected and Complete Pedestrian Network, and Goal 4 – Safe and Inviting Pedestrian Settings.

Please see pages 13 and 24-28 of the Grand Boulevard Transportation and Land Use Study.

Please see pages 33-45 of the South Hill Coalition and Connectivity and Livability Strategic Plan.

- 6. Applicant is encouraged to revisit the design intent for the ‘tower’ element and refine as necessary to achieve the stated goal of a wayfinding element.**

Please see the following Comprehensive Plan Goals and Policies: 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.

- 7. Applicant is to be commended for their effort straddling the disparity in code requirements for street trees and the limitations imposed by utility locations, curb cuts, and clearview triangles. Applicant shall continue working with Urban Forestry to provide as many trees as possible given the code restrictions.**

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 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, N 2.1 Neighborhood Quality of Life, and N 4.1 Neighborhood Traffic Impact.

- 8. Applicant is strongly encouraged to refine the proposed flat red brick material to further promote the textural depth in the building facade.**

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, 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 SMC Design Standard: SMC 17C.110.515 Buildings Along the Street.

The motion was approved unanimously by the Design Review Board (7/0).


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.