

DESIGN REVIEW BOARD

Adams Elementary School**1 - Recommendation Meeting**

September 13, 2023



From :
Design Review Board
 Mark Brower, Chair

 c/o Dean Gunderson, DRB Secretary
 Planning and Economic Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :

Spencer Gardner, Planning Director

Tami Palmquist, DSC Director

CC :

Greg Forsyth, Spokane
 Public Schools

Melissa McFadgen, NAC
 Architecture

Owner: Spokane School
 District 81

The Board recognizes the following elements as being uniquely beneficial to the design presented in the Recommendation Meeting:

1. The Board appreciates the addition of a gateway at the 36th Avenue play area entry and finds it a strong element in creating an active public realm.
2. The Board reiterates its position that the Applicant's use of clustered trees in lieu of City standard street tree spacing as an acceptable alternative. The Board appreciates the increase in tree quantity above code minimum as presented by the Applicant.
3. The Board recognizes and appreciates the positive architectural design quality presented, noting the "birdhouse" elements important to the building character.
4. The Board appreciates the Applicant's extra proposal to lower the school's first floor elevation and in doing so the design will benefit those building occupants and visitors with physical disabilities allowing their participation in the educational community.

Based on review of the materials submitted by the Applicant and discussion during the September 13, 2023 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. The Applicant is strongly encouraged to continue working with the City to prioritize landscaping and mitigate the need for retaining walls along the sidewalk. The Board acknowledges the grading constraints of the site and that continuous separated sidewalks may be difficult to achieve.

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.

Please see the following Design Guidelines for Public Projects: A-2 Provide a Sustainable Framework, A-3 Accommodate the Multi-modal Transportation Network, B-4 Universal Design, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, and E-1 Maximize Pedestrian Access to the Building and Site.

Please see the following Spokane Municipal Code requirements: 17H.010.180 Sidewalks.

- 2. The Applicant is strongly encouraged to consider the use of a hardy planting strip, change in hardscape type, or other means to differentiate the area between the curb and separated sidewalk width, specifically along Regal.**

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.

Please see the following Design Guidelines for Public Projects: A-2 Provide a Sustainable Framework, A-3 Accommodate the Multi-modal Transportation Network, B-4 Universal Design, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, and E-1 Maximize Pedestrian Access to the Building and Site.

Please see the following Spokane Municipal Code requirements: 17H.010.070 Street Width – Residential Uses, 17H.010.180 Sidewalks.

- 3. The Applicant shall work with the City to define and implement a shared use pathway from 36th Ave to 37th Ave along the Fiske right-of-way.**

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 the following Design Guidelines for Public Projects: A-2 Provide a Sustainable Framework, A-3 Accommodate the Multi-modal Transportation Network, B-4 Universal Design, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, and E-1 Maximize Pedestrian Access to the Building and Site.

- 4. If the City agrees to permit the widening of a portion of 36th Ave, the Applicant shall work with the City to explore traffic calming BMPs to manage vehicular speeds on 36th through the widened parent drop-off zone, such as textured pavements, speed humps, etc. (refer to NACTO guidelines for appropriate BMPs)**

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 Design Guidelines for Public Projects: A-2 Provide a Sustainable Framework, A-3 Accommodate the Multi-modal Transportation Network, B-4 Universal Design, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, and E-1 Maximize Pedestrian Access to the Building and Site.

Please see the following Spokane Municipal Code requirements: 17H.010.070 Street Width – Residential Uses, 17H.010.160 Traffic Calming.

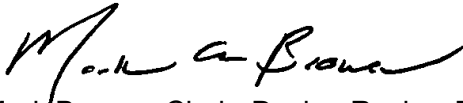
5. **The Applicant is strongly encouraged to provide a curb extension on 36th at Fiske to prioritize and shorten the pedestrian crossing of 36th Ave.**

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 Design Guidelines for Public Projects: A-2 Provide a Sustainable Framework, A-3 Accommodate the Multi-modal Transportation Network, B-4 Universal Design, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, and E-1 Maximize Pedestrian Access to the Building and Site.

Please see the following Spokane Municipal Code requirements: 17H.010.160 Traffic Calming.

Note: These recommendations were approved by the Design Review Board by unanimous vote (7/0), and are therefore subject to the terms of [SMC 17G.040.080.D](#)



Mark Brower, Chair, Design Review Board

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