



Spokane Design Review Board

Monday, November 16, 2020

5:30-8:00 PM

Teleconference

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 – 5:40	1) Call to Order	Chair
	2) Roll Call	Dean Gunderson
	3) Changes to the Agenda?	Chair
	4) Motion to Temporarily Suspend Rules	Chair

Workshop:

5:40 – 7:40	5) Northeast Middle School – Recommendation Meeting	Taylor Berberich
	• Staff Report..... 15-20 m	
	• Applicant Presentation..... 25 m	
	• Public Comments and Board Q & A 25 m	
	• Board Discussion and Motion(s)..... 45 m	

Board Business:

7:40 – 8:00	6) Approve the 11/11/2020 meeting minutes.	Chair
	7) Old Business	
	8) New Business	
	9) Chair Report	Chair
	10) Secretary Report	Dean Gunderson
	11) Other	
	12) Adjourn	

The next Design Review Board meeting is scheduled for Wednesday, December 09, 2020.

In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Design Review Board meeting will be held on-line

Members of the general public are encouraged to join the on-line meeting using the following information:

To participate via video follow the link on your computer (click on "Join meeting")

[Join meeting](#)

To participate by phone

Call: 1 (408) 418-9388

Enter: **146 217 3645** followed by # when prompted for a meeting number or access code. Enter # when prompted for an attendee ID

While the meeting begins at 5:30pm, you can join as early as 5:15pm on the date of the meeting.

Please note that public comments cannot be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

Dean Gunderson, Sr. Urban Designer
dgunderson@spokanecity.org

The audio proceedings of the Design Review Board meeting will be recorded, with digital copies made available upon request.

Meeting Process - Spokane Design Review Board

Call to Order

- Chair calls the meeting to order, noting the date and time of the meeting.
- Chair asks for roll call for attendance.
- Chair asks if there any changes to the agenda.
- Chair asks for motion to temporarily suspend the rules (see Agenda packet)

Board Workshop

- Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) the Board will not consider un-permitted, possible surrounding development(s) except those which are contemplated under the Comprehensive Plan and Development Code; c) it is the applicant's responsibility to meet all applicable Code requirements regardless of what might be presented or discussed during workshops.
- Chair asks for a staff report.

Staff Report

- Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

Applicant Presentation

- Chair invites the applicant(s) to introduce the project team and make a 10-15 minute presentation on the project.

Public Comment *

** During the Stay Home, Stay Safe order, public comments are being accepted in writing.*

DRB Clarification

- Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any written public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments (unless motioned otherwise).
- Chair leads discussion amongst the DRB members regarding the staff topics for discussion, applicable design criteria, identification of key issues, and any proposed design departures.

Design Review Board Motions

- Chair asks whether the DRB is ready to make a motion.
- Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
- Chair asks for discussion on the motion.
- Chair asks the applicant if they would like to respond to the motion.
- After discussion, Chair asks for a vote.

Design Review Board Follow-up

- Applicant is advised that they may stay or leave the meeting, and that the annotated & signed motion will be made available within five working days.
- Next agenda item announced.

Board Business

- Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
- Chair asks is there any old business? Any old business is discussed.
- Chair asks is there any new business? Any new business is discussed.
- Chair Report – Chair gives a report.
- Secretary Report – Sr. Urban Designer gives a report.

Other

- Chair asks board members if there is anything else.

Adjourn

- Chair asks for a motion to adjourn. After the motion is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

Northeast Middle School

2 - RECOMMENDATION MEETING

Design Review Staff Report

November 12, 2020



Staff:

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

Neighborhood & Planning Services
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Applicants:

Greg Forsyth, Spokane Public Schools
Director of Capital Projects and Planning

ATTN: Walt Huffman, MMEC Architecture

Background

The Design Review Board Collaborative Workshop was held on August 26, 2020.

The following materials are supplemental to this report:

- *Design Review Staff Report | Collaborative Workshop, August 21, 2020*
- *Design Review Board | Collaborative Workshop Advisory Actions, August 26, 2020;*

Program Review

During the workshop, the Applicant is encouraged to please describe changes to the design since the Collaborative Workshop including any changes made in response to advisory actions offered by the Design Review Board on August 26, 2020 as follows (Applicant's comments are provided in *italicized blue*, additional staff comments are in **bold blue**):

Changes since the Collaborative Workshop:

In response to the DRB comments and in response to development of the design to meet SPS middle school design requirements, the following changes are incorporated into this submittal.

North Foothills Drive: A meandering sidewalk has been added anchored by a gateway element at the west and an appropriate scaled plaza element at the east. Along the walk, a digital sign has been added. The physical education ball fields have been shifted to create more space between the backstops and the tree lined sidewalk.

Perry Street: A 12' sidewalk and a main entry plaza have been added. The plaza will reflect the interior geometry of the school and the high percentage of deciduous trees in the attendance area. The design team is developing the design to reflect the richness of northeast Spokane's urban forest. Specimen trees have been selected to capture the changes of the seasons and to add to the diversity of the trees in the neighborhood.

Marietta Street: Portions of the sidewalk are now at the back of curb, the south field has been reorganized, and the entry drive has been realigned. The combination highlights the west entry to the school from the Logan Neighborhood, and aligns the west entry sidewalk with the sidewalk along Morton street adjacent to Logan Peace Park.

School materials and forms: The design has evolved to show the applications of masonry, glass and steel on the exterior. Images show a contemporary solution that incorporates the materials used in early Spokane Public Schools facilities and early woodworking and concrete fabrication industrial buildings. The materials are composed to highlight and accent school functional elements, provide daylight to interior space and provide welcoming entry forms in the context of Centers & Corridors requirements.

Staff Comment: See Additional Topic for Discussion #1 regarding the Buildings Along Street Design Departure.

Responses to Advisory Actions

(Crafted August 26, 2020 by the Design Review Board)

Design Departures

Buildings Along Street (general advice)

- 1. The Board recognizes the function of the building is outside of the typical facility seen within a CC1 zone. As a part of the Design Departure the Applicant is strongly encouraged to explore ways and means of incorporating CC zoning design guidelines and principals within and around the building itself, while creating regions and spaces around the perimeter that lend themselves to being incorporated into the streetscape as the surrounding area begins to redevelop.**

The Northeast Middle School development is an opportunity to bring significant green space as part of a needed educational and community outreach facility to the heart of a revitalized commercial and residential neighborhood along North Foothills Drive. While the proposed middle school campus features over 8 acres of open space and outdoor physical education facilities, it will be the second smallest middle school site in the district.

The project is envisioned as a 'School in a Hillside Park', providing a historic opportunity to implement a key proposal of the Olmsted Brothers Plan for Spokane. That key proposal was to have significant open space and fields associated with a school in the Logan Neighborhood.

The development of the middle school anchors the reinvestment and redevelopment of this site and future realization of the Centers and Corridors vision. In achieving this, the site presents three faces to the neighborhood. Each face relates to a street and is unique. Each is formed by building elements that present park like foreground elements to the community that are consistent with the base/middle/top and vertical accent elements of the design guidelines.

A. North Foothills Drive face: The school sets back from North Foothills to allow physical education space for field games, baseball, and softball without crowding the street. The arrangement allows a meandering line of deciduous trees and a sidewalk that shape spaces for a school reader board and gateway monument signs.

The forms of the center of the building that shape this space are the result of placing one story forms at the perimeter, mid story forms in the next band, and the commons roof in the third band. Each of the forms allows daylight to be provided to interior spaces, while providing a scaled presentation to the north.

B. Perry Street face: The main entry plaza is shaped by the school entrance, administration suite and the Family and Community Outreach Center. The materials, character and forms present in the plaza foreshadow the architectural forms in the school commons.

The school massing that frames the Perry face are similarly scaled to the North Foothills Drive side. Low one story forms of the translucent entry canopy and flanking administration suite and Family and Community Outreach Center create a building base, mid height forms create a middle, and the roof over the learning commons and inviting glass wall forms the top.

C. Marietta Street face: A park like physical education space for field activities like soccer and football is placed at the east 2/3 of the Marietta frontage. An unstructured play area is at the west end. Both are shaped by a gentle landscaped bowl created by site topography. The area is joined to Marietta with a sidewalk that has meandering park like elements as well as curb side features to enhance student access to the east entry and west entry of the building.

The classroom forms on Marietta are designed to highlight the activities that take place in each of four learning neighborhoods. Corner windows create vertical exclamation points at 17 points. The learning neighborhoods and their vertical accents set above a base created by the landscaped slope of the site. The commons roof sets higher than the learning neighborhoods, forming a building top.

Each of these elements is discussed further in responses below.

Staff Comment: See Additional Topic for Discussion #1 regarding the Buildings Along Street Design Departure.

2. Perry Street (specific advice)

The Board recognizes that Perry Street provides the greatest opportunity for an urban edge. Along this frontage, the Board recommends that the Applicant continue to develop a 12'-wide sidewalk along Perry Street and to ensure bicycle pathways and alternative transportation amenities be added to the school's Eastern Entry Plaza (i.e. secure bicycle/scooter storage, bike maintenance racks, etc.)

A 12' wide sidewalk at the back of curb is provided for the length of Perry to facilitate student drop off. Street trees are strategically located behind the 12' walk along Perry Street to meet the quantity of street trees required while providing clusters of trees in larger areas to facilitate healthy tree growth. This will provide an opportunity for the establishment of large legacy trees in the community.

The main entry plaza extends the geometry and character of the learning commons experiential wall out to the street. On the exterior, benches will shape the plaza space, foreshadowing the open pages of the experiential wall inside. Ample bicycle racks are provided near the main entry. Students and guests pass under a low translucent canopy and enter the building.

Staff Comment: See Additional Topic for Discussion #1 regarding the Buildings Along Street Design Departure.

3. Marietta Avenue (specific advice)

The Board recognizes that Marietta Avenue has the greatest opportunity to integrate the adjacent residential neighborhood and the Logan Peace Park. The Board recommends that the sidewalks along Marietta Avenue be developed in a standard separated fashion and that an improved pedestrian crossing between the Park and the school site be developed.

The Marietta sidewalk is a combination of curb adjacency and separated walk to extend the park environment while providing for safe and convenient student drop off at the east and west ends of Marietta. The areas of curb adjacency are consistent with the connection to entry points in the school at the east and west ends.

Staff Comments: Per the Applicant's submittal, only 1/3 of the Marietta Avenue sidewalk is shown with a standard separated sidewalk with a 6'-wide landscape buffer strip normally seen in a residential neighborhood. The Applicant is proposing nearly 500 lineal feet of sidewalk that either has no landscape buffer strip, or it is less than six feet in width. It should be noted that the applicant is providing pedestrian curb cuts at the Morton Street and Perry Street intersections but is not depicting any striped pedestrian crosswalks leading from the Logan Neighborhood's residential area to the school site.

4. North Foothills Drive (specific advice)

The Board recognizes the constraints of the site along North Foothills Drive (NFD) and recommends that the Applicant continue to pursue the gateway structure at the northwest corner of the site along NFD as a reasonable substitute for the 30% building façade frontage along this street. Further, the Applicant is encouraged to work with the appropriate city departments to develop a mid-block crossing of NFD to provide better pedestrian connectivity between the higher-density housing development and the school grounds.

Along North foothills Drive, gateway structures in the form of signage walls are located at the Northwest and Northeast corners of the site. Between them is a digital reader board designed with materials consistent with the themes of the school and its relationship to northeast Spokane. These three points are linked with a meandering sidewalk and groups of trees framing spaces on the street side.

Staff Comments: Total maximum signage area will be governed by the sign code. (See Table 17C 240-4 for maximum allowed sign size [freestanding/wall] and permissible electronic message center sign size). Note: Under the Creative Graphic Design signage section of the Centers & Corridors code, the maximum allowable signage sign may be increase by 20%.

The Applicant is not currently depicting any mid-block crossing of North Foothills Drive.

Urban Forestry has expressed a requirement that the street trees along North Foothills Drive be subject to a maintenance agreement and acceptance that they be considered public street trees.

Buildings Along Intersection Corners

5. The Board encourages the Applicant to develop an Ornamental Plaza at the intersection of North Foothills Drive and Perry Street, as a substitute for a building engagement. This plaza development should include possible improvements to pedestrian crossings and alternative transportation accommodations.

An ornamental plaza has been developed at Perry and North Foothills consistent with the recommendations. It is highlighted by a low monument sign, accent paving materials and landscaping.

Staff Comments: See Additional Topic for Discussion #2 regarding Buildings Along Intersection Corners Design Departure.

General (separate from Design Departures)

6. The Applicant is encouraged to explore meandering sidewalks along North Foothills Drive, offset from the curb and where opportunity exists, to enhance the pedestrian experience and connectivity to adjacent properties.

As indicated in previous responses, a meandering sidewalk is proposed for North Foothills Drive.

Staff Comment: Urban Forestry has expressed a requirement that the street trees along North Foothills Drive be subject to a maintenance agreement and acceptance that they be considered public street trees.

Additional Topics for Discussion

(Provided by staff based on the October 21, 2020 submittal)

Design Departures

The Design Review Board must base its determination for the Design Departure for *Buildings Along Street* and the *Building Along Intersection Corners* design standards on the Decision Criteria for Design Departures, and in so doing determine whether the proposed alternative complies with the design standard's purpose statement and is superior in design quality.

Staff Comment: The Applicant's comments to the design departure criteria below are specifically responding to the "Buildings Along Street" standard. The Applicant provided a partial response to the separate "Building at Intersection Corners" standard within their response to "Buildings Along Street" standard (when they refer to the "corner entry plaza").

Design Departure Decision Criteria ([SMC 17G.030.040](#))

- A. Has the applicant's design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?

Spokane Public Schools and the design team have thoroughly reviewed the requirements and presumptions and determined through the design process and evaluation of a number of alternatives that an alternative approach to the site plan was necessary in order to provide a cost effective and efficient project that meets the educational requirements of Spokane Public Schools.

B. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?

The proposed NE Middle School meeting the intent of Buildings Along the Street in that it “ensure(s) that at least some part of the development of a site contributes to the liveliness of sidewalks along the street.” The development of the east public entry plaza on Perry contributes to the liveliness of the Perry Street frontage with student gathering, pedestrian activity and student drop off/pick up. The sidewalk along North Foothills engages the site and connects to the entry plaza at North Foothills and Perry Street. The corner entry plaza creates spatial definition behind the baseball backstop where baseball games during and after school hours will bring up to thirty athletes and fans to the field for games and practices. This athletic activity will increase the liveliness of the street and create interest to passersby. By focusing the athletic activity for the baseball fields at the NE and NW corners of the site, the community and passersby can engage with the activities and fully understand the secondary public use of the school’s athletic facilities.

The Guidelines are specific regarding frontage engagement requirements for new developments and shopping centers. The Design Review Board noted and Spokane Public Schools agrees that “the function of the building is outside the typical facility seen within the CC1 zone” or considered by the guideline. As such, Spokane Public Schools and the design team have created a middle school campus that engages the neighborhood and provides pedestrian and non-motorized access to the school and along the street frontages that is superior to that which could have been achieved through the guideline’s frontage / façade engagement. Providing easy and convenient recreational access from the walks on North Foothills, Perry Street and Marietta Street (sic) to the recreational fields creates liveliness of sidewalks in a very different but equally important way.

We contend that providing much needed public open and recreational space in this neighborhood meets the intent of the guideline while contributing to a middle school campus that is a superior addition to the neighborhood.

We respectfully request that the Design Review Board recommend approval of a deviation from this Guideline.

Staff Comment: The Applicant has been very thorough in depicting active engagement along the street during school related activities. Is there an opportunity to further achieve the intent of the departure by fostering liveliness outside school hours and activities? What aspects of the site may provide a comfortable, engaging atmosphere for the surrounding neighborhood (i.e. mitigate street noise, provide separation from vehicular traffic, landscape to soften the hardscape, seating, lighting, etc.)?

C. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?

See answer to E. below.

D. Is the departure necessary to better address aspects of the site or its surroundings?

The design departure is necessary to better address the 26’ of elevation change of the site, extensive amount of street frontage (2,749’) and the surrounding neighborhood.

North Foothills Drive is a high-volume Urban Minor Arterial. The design team evaluated the volume and speed of traffic on North Foothills Drive coupled with the topography and determined that locating the building along this frontage was neither feasible nor desirable. Corner of North Foothills and Perry is the highest elevation of the site. Locating a building entrance at the highest point of the site would result in significantly increased site development costs and a requirement for other entrances that would more efficiently serve parent, bus drop off and visitor parking. Proper site planning for major buildings on a topographically challenging sites dictates that a 'middle ground' elevation be identified to efficiently grade the site for accessible entries and reduced costs. School security and access dictate that entrances be limited and that public spaces be designed to facilitate observation. This requirement coupled with site topography directly influenced the decision of Spokane Public Schools and the design team to locate the building in the middle of the site with a public plaza at the east entrance.

The location of the building creates an athletic field buffer between the school and the traffic of North Foothills Drive. The design also creates athletic fields along Marietta that are visually and physically accessible to the residential neighborhood to the south. Locating the parking lots to the west and the north of the building buffers the neighborhood from parking impacts while creating efficient bus and vehicular access to the building.

Summary: The design departure is necessary to better address the topography of the site, accessibility and relationship to the neighborhood.

Statistics:

Elevation Change: 26'

North Foothills: 905'

Perry Street: 1073'

Marrietta (Sic): 771'

Total: 2,749' (30% is 824')

Staff Comment: it should be noted that the design standards for which the departure is being requested only apply along the Centers and Corridors zone frontages. This would include approximately 715' of Perry Street and approximately 455' of Marietta Avenue (with the 30% frontage requirement, this would be approximately 270' of building along North Foothills Drive, 215' of building along Perry Street, and 137' along Marietta Avenue). Further, changes in elevation along street frontages less than 30% have not typically been considered significant enough to grant variances or departures.

- E. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?

The Guidelines are specific regarding frontage engagement requirements for new developments and shopping centers. The Design Review Board noted and Spokane Public Schools agrees that "the function of the building is outside the typical facility seen within the CC1 zone" or considered by the guideline. As such, Spokane Public Schools and the design team have created a middle school campus that engages the neighborhood and provides pedestrian and non-motorized access to the school and along the street frontages that is superior to that which could have been achieved through the guideline's frontage / façade engagement. Providing easy and convenient recreational access from the walks on North Foothills, Perry Street and Marietta Street to the recreational fields creates liveliness of sidewalks in a very different but equally important way.

We submit that the project as proposed is a superior solution to integrating a middle school campus into an existing neighborhood. The project provides much needed accessible public open and recreational space. In so doing, the project meets the intent of the guideline while developing a middle school campus that is a superior addition to the neighborhood.

We respectfully request that the Design Review Board recommend approval of a deviation from this Guideline.

Staff Comment: The Applicant may have a point that the Centers and Corridors zone does not contemplate a large institutional use and its impact on the surrounding built environment. So, while the Perry Street frontage is designated as a parent drop-off zone before and after school, the back-of-sidewalk landscape berms provide no separation from vehicular traffic during the school hours, in the evenings, or on weekends.

- F. Has the applicant responded to the optional Considerations (C), if any, found within the design guideline? Including Considerations may assist in gaining acceptance for the plan.

Yes, see above

Staff Comment: No Considerations (C) are provided in the design guidelines for either “Buildings Along Street” or “Buildings at Intersection Corners.”

1. Buildings Along Street

Intent:

To ensure that at least some part of the development of a site contributes to the liveliness of sidewalks along the street.

Standard:

1. New development shall not have parking between buildings and the street and at least 30% of the frontage of the site shall consist of building facades. In shopping centers, buildings shall be placed along the sidewalk so that at least 15% of the frontage of the site consists of building façades.
2. Buildings placed along sidewalks shall have windows and doors facing the street (see “Façade Transparency” and “Prominent Entrances”) and shall incorporate other architectural features (see “Ground Level Details” and “Treatment of Blank Walls”).

Deviation from this guideline must meet the intent of this section and requires a recommendation of approval by the Design Review Board.

As there are no Considerations (C) offered in the design standard, only the first five decision criteria need to be applied. The board must find that the alternative design contributes to the liveliness of sidewalks along the streets. And in so doing, the board must determine that the proposed design achieves these three characteristics with an alternative that is: 1) superior to what could have been achieved by using the building frontage percentages with a façade that meets the fenestration and architectural feature requirement, 2) that it better addresses unique aspects of the site and surroundings, and 3) is part of a thoughtful and comprehensive approach to the design of the project as a whole.

Please note: Urban Forestry will require street trees in the sidewalk to meet SMC [17C.200.050](#) Street Tree Requirements. As the school district is providing an on-site drop off for busses, waiver from this section for a student drop off along Perry Street will not be granted.

In reference to this design departure, the Board provided the following advice at the Collaborative Workshop:

General

The Board recognizes the function of the building is outside of the typical facility seen within a CC1 zone. As a part of the Design Departure the Applicant is strongly encouraged to explore ways and means of incorporating CC zoning design guidelines and principals within and around the building itself, while creating regions and spaces around the perimeter that lend themselves to being incorporated into the streetscape as the surrounding area begins to redevelop.

Perry Street

The Board recognizes that Perry Street provides the greatest opportunity for an urban edge. Along this frontage, the Board recommends that the Applicant continue to develop a 12'-wide sidewalk along Perry Street and to ensure bicycle pathways and alternative transportation amenities be added to the school's Eastern Entry Plaza (i.e. secure bicycle/scooter storage, bike maintenance racks, etc.)

Marietta Avenue

The Board recognizes that Marietta Avenue has the greatest opportunity to integrate the adjacent residential neighborhood and the Logan Peace Park. The Board recommends that the sidewalks along Marietta Avenue be developed in a standard separated fashion and that an improved pedestrian crossing between the Park and the school site be developed.

North Foothills

The Board recognizes the constraints of the site along North Foothills Drive (NFD) and recommends that the Applicant continue to pursue the gateway structure at the northwest corner of the site along NFD as a reasonable substitute for the 30% building façade frontage along this street. Further, the Applicant is encouraged to work with the appropriate city departments to develop a mid-block crossing of NFD to provide better pedestrian connectivity between the higher-density housing development and the school grounds.

Design Determination:

- A) Does the board agree the alternative design meets the intent of the design standard?**
- B) Does the board agree that the alternative design is superior in quality to what would be achieved if the standard were followed?**

2. Buildings along Intersection Corners

Intent:

To utilize building placement and massing along intersection corners to create an environment that frames the public realm and creates an urban street edge and contributes to the liveliness of sidewalks.

Standard:

1. Buildings shall hold the street corner, although setbacks that accommodate plazas, seating areas, landscaping, clear view triangles (for traffic safety) and prominent entrances are acceptable.

2. When there is more than one intersection corner on the site, the building shall be oriented to the corner with the highest category street. For example, the intersection of a principal arterial and a principal arterial would be preferred over the intersection of a principal arterial and a minor arterial. Deviation from this guideline must meet the intent of this section and requires a recommendation of approval by the Design Review Board. Does the board feel that the project design meets the criteria established in code?

As there are no Considerations (C) offered in the design standard, only the first five decision criteria need to be applied. The board must find that the alternative design frames the public realm and creates an urban street edge that contributes to the liveliness of the sidewalks. And in so doing, the board must determine that the proposed design achieves these three characteristics with an alternative that is: 1) superior to what could have been achieved by a building that frames the public realm that creates an urban edge which contributes to the liveliness of the sidewalk, 2) that it better addresses unique aspects of the site and surroundings, and 3) is part of a thoughtful and comprehensive approach to the design of the project as a whole.

Under [SMC 17A.020.160.AA](#), plazas are defined as “Areas generally open to the public on a controlled basis and used for passive recreational activities and relaxation. Plazas are paved areas typically provided with amenities, such as seating, drinking, and ornamental fountains, art, trees, and landscaping, for use by pedestrians.”

Typically such plazas allow for a range of amenities to accommodate the expected range of activities. As this plaza is being proposed as an alternative to buildings oriented to the intersection, is there an appropriate size for such a plaza at this location? As activities may accommodate more than just school functions, what would be the appropriate range of amenities (seating for how many, acoustical privacy from intersection noise, landscaping, wayfinding/historical markers, etc.)?

In reference to this design departure, the Board provided the following advice at the Collaborative Workshop:

The Board encourages the Applicant to develop an Ornamental Plaza at the intersection of North Foothills Drive and Perry Street, as a substitute for a building engagement. This plaza development should include possible improvements to pedestrian crossings and alternative transportation accommodations.

Design Determination:

- A) Does the board feel the alternative design meets the intent of the design standard?**
- B) Does the board feel that the alternative design is superior in quality to what would be achieved if the standard were followed?**

General

- 1. The Applicant has depicted pedestrian-scaled lighting around the building and the east & west entrances, and taller parking lot lighting throughout the two on-site parking lots. Does the Board see a need to provide additional lighting along the sidewalk leading north from the Mariette Avenue curb cut and near the basketball courts and outdoor play structure to improve pedestrian safety throughout the site (and neighborhood residents moving between Logan Peace Park and the on-site recreational amenities)?**
- 2. As the Applicant has tentatively proposed planting specimen trees of species typically harvested by the historic timber industry in the Pacific Northwest, does the Board have any recommendations regarding descriptive plaques, public art, or educational elements to further honor the history of this neighborhood's affiliation with the timber industry (at the east entrance plaza, back of sidewalk trees, any trees in the plaza at North Foothills & Perry)?**

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes

Corridors Design Standards and Guidelines for Centers and Corridors

City of Spokane Comprehensive Plan

Northwest Middle School

1 - Program Review/Collaborative Workshop

Design Review Staff Report

August 21, 2020



Staff:

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

Neighborhood & Planning Services
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Applicants:

Walt Huffman, MMEC Architecture
walt@mmeccarchitecture.com

ATTN: Greg Forsyth
Spokane Public Schools
gregorvf@SpokaneSchools.org

Design Review Board Authority

Spokane Municipal Code [Chapter 04.13](#) Design Review Board

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
 - a. wisely allocate the City's resources,
 - b. serve as models of design quality

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, all public projects or structures are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**

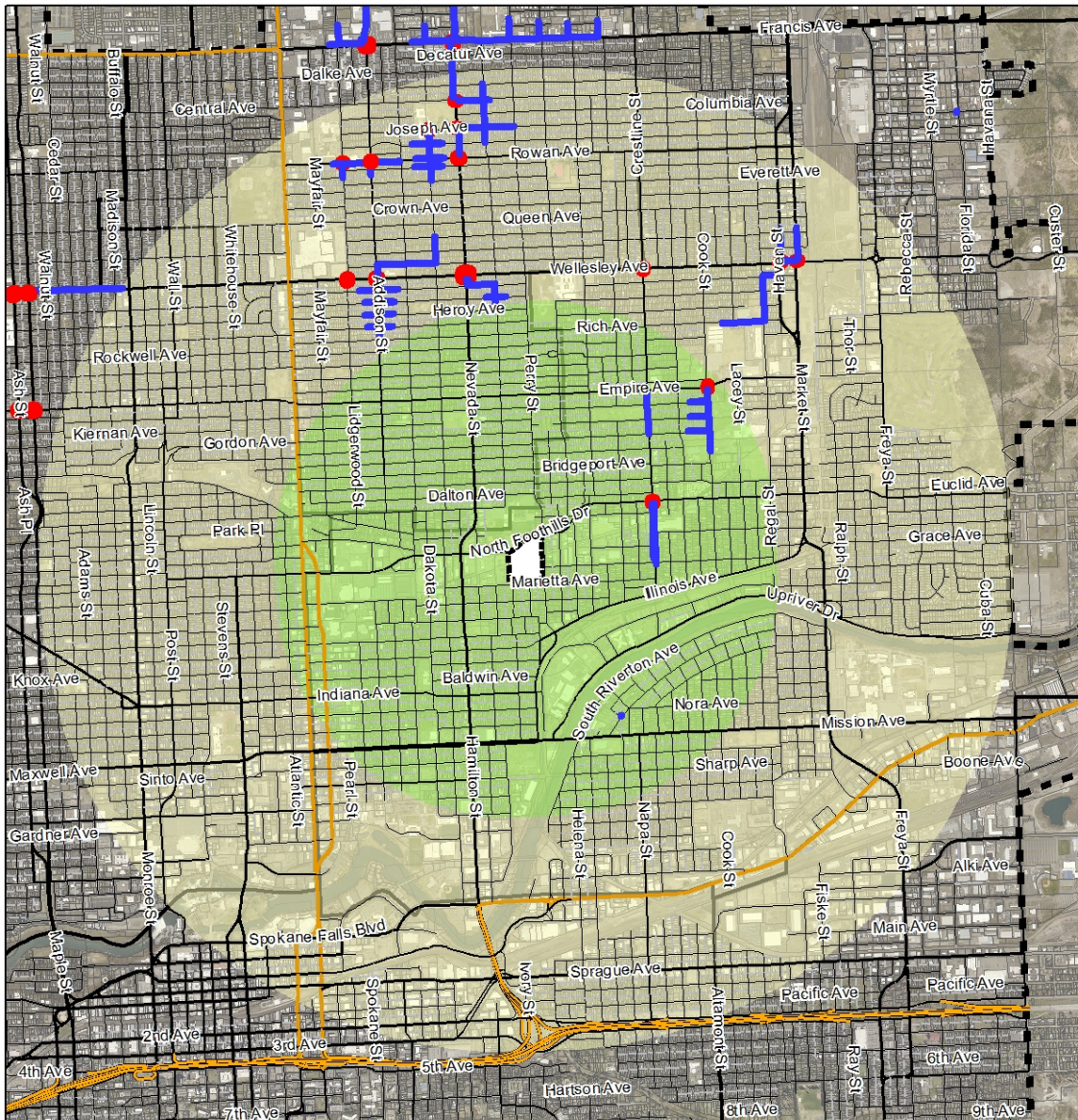
Recommendations.

Recommendations of the Design Review Board will be forwarded to the Planning Director and the chair of the Logan Neighborhood Council.

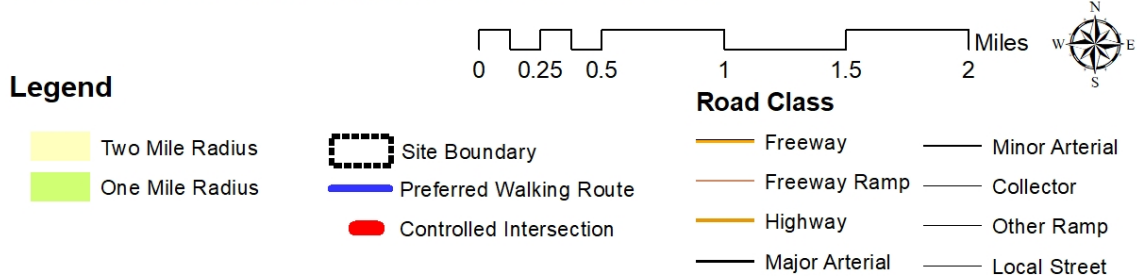
Project Description

Please see applicant's submittal information.

Greater Vicinity

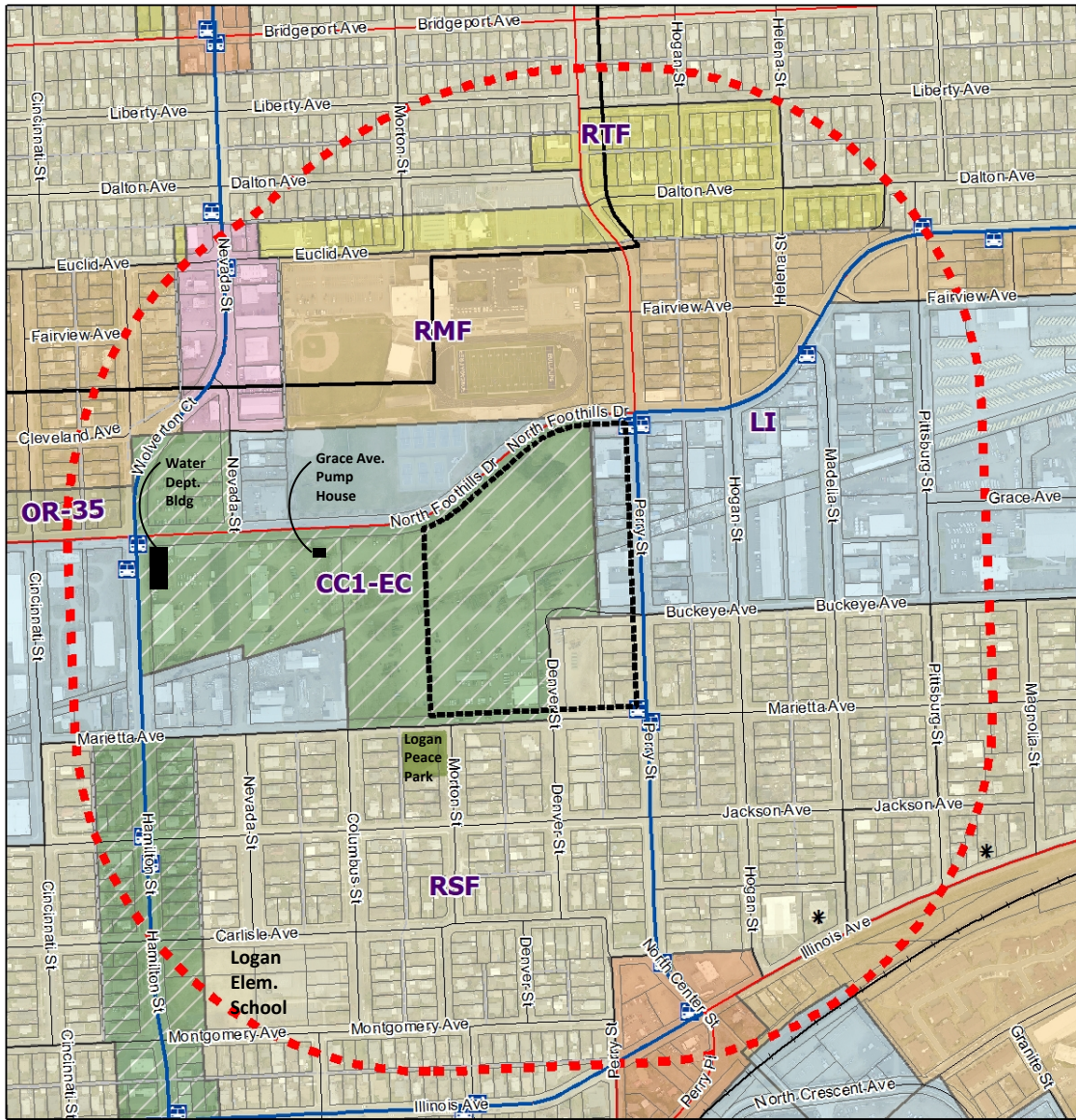


NORTHEAST MIDDLE SCHOOL-GREATER VICINITY





*Note: this map was generated by City of Spokane Staff to represent possible bussing and walking zones. Spokane School District has not finalized its Attendance Map to-date.

Location & Context











NORTHEAST MIDDLE SCHOOL- 1/4 MILE RADIUS

Legend

-  Quarter Mile Buffer
-  Site Boundary

Zoning

- | | |
|--|---|
|  City Park |  Neighborhood Retail |
|  Center and Corridor Type 1 |  Residential Multifamily |
|  Community Business |  Residential Single-Family |
|  Light Industrial |  Residential Two-Family |



The site is located at 1250 E. North Foothills Drive in the Logan Neighborhood. The STA bus route 27 runs north south along Perry Street to the east of the site. The Gonzaga Prep School playfields are north of the site. Logan Peace Park is to the southwest of the site, with single family residences along the south

and southeast boundaries. A mix of commercial, residential, industrial, and municipal structures are along the east boundary.

The neighborhood has identified Jackson Avenue (one block to the south) as a priority traffic calming project. According to the traffic calming application, creating a greenway/bikeway along this street would resolve many neighborhood connectivity issues and allow for more walkability.

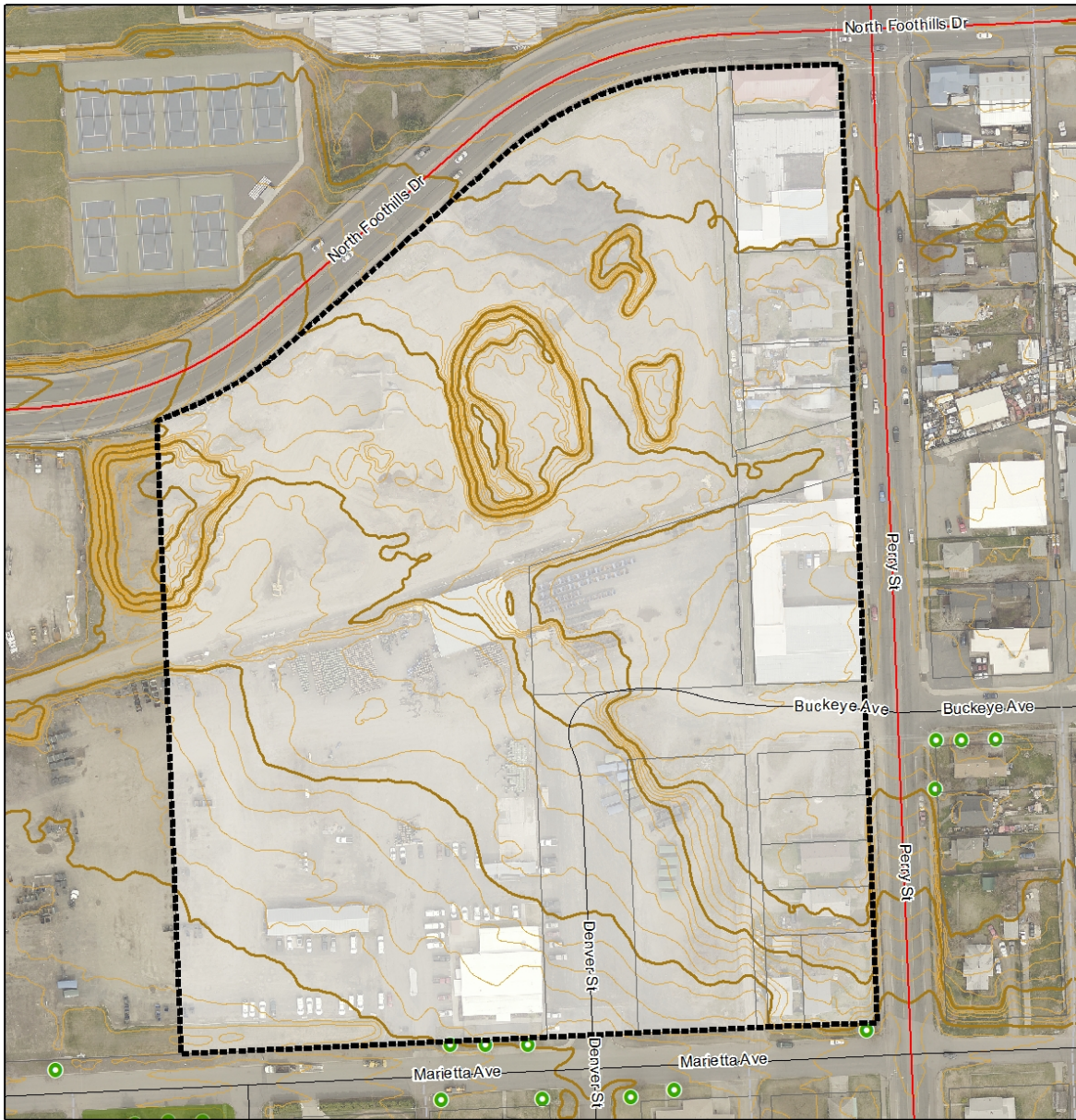
Two nearby structures have been identified as possibly contributory to a future historic district and eligible for the National Registry for Historic Places. The City of Spokane Water Department Maintenance Building (1934), is a one-story buff to red-colored brick industrial building designed in an Art Deco style.



The City of Spokane Grace Avenue Pump House (1950), is a variegated buff-colored brick industrial building designed in a classical and Art Moderne style incorporating glass block detailing.



Character Assets



NORTHEAST MIDDLE SCHOOL- SITE CONTEXT

Legend

-  Site Boundary
-  Tree Inventory
-  Contour- Index
-  Contour- Intermediate



To make way for the school, all existing vegetation and structures will be removed. The site slopes 26 feet from northeast to southwest.

The Applicant has indicated that the intent of the design is to construct a “School in a Park” (submittal, pg. 3). In that Landscape firm’s prepared Report of the Board of Park Commissioners (included in the Spokane Annual Report 1891-1913), the Olmstead Brothers make only one reference to park improvements in the Logan Neighborhood,

“Logan Playfield: This playfield adjoins Logan School. It will include blocks 4, 3 and 6 of Conlon’s Addition, and 3, 4, 9 and 10 of Health’s 5th Addition. It is important to have it as large as proposed, because it lies nearer the densely inhabited part of the city north of the river than any other contemplated playfield.

It may even prove necessary to prohibit baseball on this playfield, in order that it may be used by as many children as possible. Adding 11.2 acres (including streets to be vacated) to the existing school lot, would make the total are of this playfield 12.7 acres.” (Olmstead Brothers Report)

The playfield referenced by the Olmstead Brothers was located less than ¼-mile to the southwest of the subject site. By 1958, the Logan Playfield had been reduced in size to approximately 1.5 acres of grass field and 0.4 acre of hardcourts (less than 2 acres in total). When the school district redeveloped Logan Elementary School it expanded the playfield to approximately 2.3 acres in size – now located on Hamilton Street, between Carlisle and Montgomery Avenues. The playfield is isolated from the surrounding residential neighborhood by an 8’-tall chain link fence, with tightly controlled access points. It has little connectivity or social relationship to the surrounding neighborhood.

The Logan Peace Park located across Marietta Avenue to the southwest of the subject site is less than ½-acre in size. Though the park has a play structure and a small hardcourt it has no accommodations for organized sports.

It should be noted that since the Olmstead Brothers Report, much of the proposed park and playfield needs for the Logan Neighborhood have been met with the 25.5 acre Mission Park and 3 acre Witter Aquatic Center – both located approximately 2/3 of a mile south of the subject site.

If there is an on-going desire to realize aspects of the Olmstead Brothers Report, that report also cited a number of other deficiencies in the urban design of the city (at that time). Chief among these is a lack of what was referred to as “Ornamental Plazas”, to wit:

“The esthetic (sic) aspect of the city would be wonderfully increased if there could be accomplished several ornamental public squares...

There should be other ornamental squares in various parts of the city about which land should be held for other public buildings, such as schools, fire engine houses, branch police stations, branch libraries, branch museums, branch street department houses and yards, etc. Such squares would also attract hotels, churches, clubs, theaters, charity buildings, social halls and the like.” (Olmstead Brothers Report)

As the report further clarifies, the spacing for such squares could be as dense as every ½-mile. The need for such ornamental squares in the most urban portions of the city is still of paramount interest.

While the City of Spokane Parks Department has not been involved in discussions with the School District about the proposed playfields, it has noted that if the playfields were subject to the terms of the existing Joint-Use Agreement between the City and the School District it would be in favor of the project (see exhibits). While the Logan Neighborhood does have a number of smaller parks, according to the level of service analysis conducted by the Parks Department the neighborhood around the subject site is deficient for larger parks located within a 10-minute walk service area. With the addition of the proposed playfields an additional 708 low-income households will have easier access to playfields (along with 175 more middle income households and 261 more high-income households).

Regulatory Analysis

Zoning Code Requirements

The site is zoned Centers and Corridors 1- Employment Center (CC1-EC) and Light Industrial (LI). The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

Recommendations of the Design Review Board must be consistent with adopted regulations. The DRB may not waive any code requirements.

The Pre-Development report is attached at the end of this report.

Institutional Design Standards

Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the board may offer some flexibility from certain eligible code “design standards” if the board recommends that the proposed solution is equal or better than what is required, and still meets the purpose of the standard.

Section 17C.124.500 Design Standards Implementation:

For the portion of the project that rests within a Residential zone, the Residential Institutional Design Standards found in SMC 17C.110.500 through SMC 17C.110.575 follow the Design Standards Administration criteria found in [SMC 17C.110.015](#). For the portion of the project that rest within a Centers and Corridor zone, the design standards found in [SMC 17C.122.060](#) “Attachment A” will be followed.

All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

Please note: Unlike Design Departure requests from design standards found in other zoning categories, for which a separate Land Use Application must be filed by the Applicant, Design Departures from design standards found in the Centers and Corridor zone can be processed through the regular design review process. The DRB’s findings for such Design Departures must still follow the criteria found in [SMC 17G.030](#).

Section 17C.122.060 Design Standards and Guidelines for Centers and Corridors:

The design standards found in SMC [17C.122.060](#), Design Guidelines Administration. All projects must address the pertinent design standards and guidelines. As stated in the Centers and Corridors Design Standards, “Some of the guidelines contained in this document use the word ‘shall’ while others use the word “should”. Regardless of which term is used, each guideline must be addressed by an applicant. The City will expect to see how the design of a project has responded to every one of the guidelines. The “shall” statements, with such wording, are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. All projects must include these elements as described. However, guidelines that use the word “should” are meant to be applied, but with some flexibility.” An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the board may offer some flexibility from certain eligible code “design standards” if the board recommends that the proposed solution is “superior in design quality” than what is required, and still meets the purpose of the standard (see [SMC 17G.030.040 Decision Criteria](#))

Applicant’s comments are provided in *italicized blue*, additional staff comments are in **bold green**.

- **Building Along Street: (requirement)**
 1. New development shall not have parking between buildings and the street and at least 30% of the frontage of the site shall consist of building façades. In shopping centers, buildings shall be placed along the sidewalk so that at least 15% of the frontage of the site consists of building façades.
 2. Buildings placed along sidewalks shall have windows and doors facing the street (see “Façade Transparency” and “Prominent Entrances”) and shall incorporate other architectural features (see “Ground Level Details” and “Treatment of Blank Walls”).

The intent of the above listed (R) Requirements of SMC 17C.122.060 Buildings Along Street is, “To ensure that at least some part of the development of a site contributes to the liveliness of sidewalks along the street.” As the development proposal does not meet this design standard a Design Departure will be required.

Applicant Comment: The building and site program were developed based on SPS school standards and the site, pedestrian and vehicular circulation. A series of conceptual site plans were developed and it was determined that the best configuration provided for the building located in the middle of the site to facilitate:

- *Grade transitions from the building to the remaining site. There is 26’ of grade difference from Marietta to the corner of Foothills and Perry.*
- *Parent drop off along Perry with access to the visitor parking lot.*
- *Parent drop off along Marietta for easy access by/from the neighborhood to the east.*
- *Main entry to the building from Perry with access from the visitor parking lot, student drop off and pedestrian access from the Logan neighborhood on the south and west as well as the Bemiss, Nevada Lidgerwood neighborhoods to the north.*
- *Neighborhood access to the Community Outreach Center.*
- *The west building entry provides student access from buses, pedestrian access from the NW corner entry and the southwest entry.*

North Foothills Drive is a five-lane urban minor arterial that does not include parking or bicycle lanes. The current sidewalk is directly behind the curb. Based on the site analysis, vehicular circulation, building and site requirements, and discussions with the neighborhood, the design team and the district determined that the main entrance should be located on the east from Perry Street. Access and orientation to North Foothills was determined to be not viable due to safety concerns. The east building entry and plaza is envisioned to be a ceremonial space with access from the parking lot, student drop off and neighborhoods to the north and south. The CC1-EC zoned property on the west side of Perry Street is approximately 720’. The remaining site fronting Perry is zoned RSF. The entry and plaza are currently envisioned as fronting about 216’ of Perry Street or approximately 30% of the frontage.

The entry plaza is envisioned to incorporate accent paving, turf areas, landscape areas, seat walls, flag poles, bike racks and signage. Installation of art, interpretive information and additional signage may be considered as the design of the plaza continues to evolve. Building materials and details may be incorporated in the design of site elements in the plaza.

We plan on proposing a design departure for the 30% requirement on North Foothills.

Staff comments: The code’s use of the term “frontage” when referring to building façades would indicate that for a façade to qualify as fronting a street it must be built to the setback in the highly urban Center and Corridor zone. Per [SMC 17C.122.110 Setbacks and Required Sidewalk Width](#), this setback is 0’ (or no less than 12’ from the back of curb). The applicant must secure a Design Departure for the lack of a 30% building façade frontage along the Center and Corridor zoned portions of the site along Marietta Avenue, Perry Street, and North Foothills Drive.

The Center and Corridor lineal frontage of these streets are (with required building façade frontages):

- **Marietta Avenue: 450’ (135’ façade frontage requirement)**
- **Perry Street: 705’ (212’ façade frontage requirement)**
- **North Foothills Drive: 873’ (262’ façade frontage requirement)**

- **Buildings Along Intersection Corners:** (requirement)
 1. Buildings shall hold the street corner, although setbacks that accommodate plazas, seating areas, landscaping, clear view triangles (for traffic safety) and prominent entrances are acceptable.
 2. When there is more than one intersection corner on the site, the building shall be oriented to the corner with the highest category street. For example, the intersection of a principal arterial and a principal arterial would be preferred over the intersection of a principal arterial and a minor arterial.

The intent of the above listed (R) Requirements of SMC 17C.122.060 Buildings Along Intersection Corners is, “To utilize building placement and massing along intersection corners to create an environment that frames the public realm and creates an urban street edge and contributes to the liveliness of sidewalks. To ensure that at least some part of the development of a site contributes to the liveliness of sidewalks along the street.” As the development proposal does not meet this design standard a Design Departure will be required.

Applicant Comment: Design team and the district recognize that the comprehensive plan and municipal code identify a requirement for development at the intersection of North Foothills are open to developing a ‘plaza’ type space at the SW corner of North Foothills and Perry in order to accomplish a number of city and district goals. These goals include:

- *Creation of an ‘urban edge’ or urban space that contributes to the pedestrian environment and serves to somewhat mitigate the environment created by traffic on North Foothills.*
- *Create an identity for the middle school’s site that is recognizable on North Foothills.*
- *Create a safe crossing from the north with appropriately scaled waiting area for student crossings.*
- *Provide public access to the softball and baseball fields for the neighborhoods on the north side of North Foothills.*

It should be noted that the nature of a school building is very different than that a commercial building that might be oriented toward the corner.

We suggest that development of this corner in a more urban character will serve as an example for future development of the SE corner of North Foothills. Location of the building entry from Perry Street creates safer and more convenient access for student drop off and pedestrian access from the neighborhoods to the south and east.

We plan on proposing a design departure for the building orientation to the intersection corner.

- **Sidewalk Encroachments:** to ensure that there is a minimum clear, unobstructed walking route along sidewalks.
- **Lighting:** to ensure that site lighting contributes to the character of the site and does not disturb adjacent development.
- **Screening and Noise Control of Service Areas:** to reduce the impact of service, loading, and trash storage areas.
- **Ancillary Site Elements:** to make site elements compatible with each other.
- **Curb Cut Limitations:** to provide safe, convenient vehicular access without diminishing pedestrian safety.
- **Pedestrian Connections in Parking Lots:** to create a network of safe and attractive linkages for pedestrians.
- **Treatment of Blank Walls:** to ensure that buildings do not display blank, unattractive walls to the adjacent street or residential areas.
- **Façade Transparency:** to provide visual connection between activities inside and outside the building.

- **Massing:** (requirement) to reduce the apparent bulk of the buildings by providing a sense of “base” and “top” and provide buildings that frame and define the street and contributes to the quality of the public realm and pedestrian experience.
- **Roof Form:** (requirement) to ensure that roof lines present a distinct profile and appearance for the building and express the neighborhood character.
- **Pedestrian Oriented Signs:** to ensure that signs are interactive with people on foot.

City of Spokane Comprehensive Plan [Comprehensive Plan link](#)

Note: The applicant has provided some comment to Comprehensive Plan citations, we’ve included these comments in *italicized blue*, additional staff comments are in **bold green**

CHAPTER 1: LAND USE

LU 1 CITYWIDE LAND USE

LU 1.1 Neighborhoods: Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.

LU 1.12 Public Facilities and Services: Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.

Applicant Comment: While the CC1-EC zone doesn’t expressly discuss school and park uses, the comprehensive plan does mention them.

LU 3.5 Mix of Uses in Centers notes that “New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.”

Table LU 1 indicates that desirable mix of uses in centers, including neighborhood, district and employment center, would include 10% public use. “The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.”

The school site includes approximately 13.9 acres of the CC1-EC zone. The school as proposed is consistent with the comprehensive plan desire for a mix of uses in districts to include parks, plazas, open spaces and public facilities.

Staff comment: There is a difference between the Land Use Category of “Center” (in the Comprehensive Plan) with the zoning category of Center and Corridor (CC1-EC zone, in the Unified Development Code). The Comprehensive Plan’s use of the term Center refers to either a Neighborhood Center, District Center, or Employment Center – the locations of these Centers are listed in the Comprehensive Plan, and are:

- **Neighborhood Center: (Indian Trail and Barnes, South Perry, Grand Boulevard – 12th to 14th, Garland, West Broadway, Lincoln and Nevada, and Fort George Wright Drive and Government Way)**
- **District Center: (Shadle – Alberta and Wellesley, Lincoln Height – 29th & Regal, 57th & Regal, Grand District, Southgate, Five Mile – Francis & Ash, NorthTown – Division & Wellesley)**
- **Employment Center: East Sprague – Sprague & Napa, North Foothills Employment Center, Maxwell and Elm, Holy Family, North Nevada – Westview to Magnesium, and Trent & Hamilton)**

The subject site (including its expansion of the CC1-EC zone) is part of the North Foothills Employment Center. The total area of this Employment Center is 31.66 acres. Table [LU 1 – Mix of Uses in Centers](#) identifies a target land use mix for such a Center to be: 10% Public (or 3.17 acres), 30% Commercial/Office (or 9.50 acres), and 20% Higher-Density Housing (or 6.33 acres) with the remainder consisting of lower-intensity land uses. With the applicant’s proposed development, 100% of the land area of the North Foothills Employment Center will

consist of Public land uses – leaving no land available for either Higher-Density Housing or Commercial/Office uses. This deficit may be corrected in the future with a more detailed city-approved sub-area planning process (similar to the planning efforts for the South University District Sub-Area, and the North Bank). Such a future effort may include an expansion of the Employment Center boundary to accommodate additional acreage to facilitate more employment and higher-intensity land uses.

The applicant's citation of Policy LU 3.5 and the mix of land uses in Table LU 1 would not indicate a support for the applicant's proposed development, as the project (even with the amount of playfields proposed) represent a move away of the ideal target of land use ratios, not a greater level of compliance with these ratios.

LU 4 TRANSPORTATION

LU 4.1 Land Use and Transportation: Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

LU 4.4 Connections: Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

LU 5 DEVELOPMENT CHARACTER

LU 5.1 Built and Natural Environment: Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

LU 5.2 Environmental Quality Enhancement: Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES

LU 6.1 Advance Siting: Identify, in advance of development, sites for parks, open space, wildlife habitat, police stations, fire stations, major stormwater facilities, schools, and other lands useful for public purposes.

LU 6.2 Open Space: Identify, designate, prioritize, and seek funding for open space areas.

LU 6.3 School Locations: Work with the local school districts to identify school sites that are located to serve the service area and that are readily accessible for pedestrians and bicyclists.

LU 6.4 City and School Cooperation: Continue the cooperative relationship between the city and school officials.

LU 6.5 Schools as a Neighborhood Focus: Encourage school officials to retain existing neighborhood school sites and structures because of the importance of the school in maintaining a strong, healthy neighborhood.

LU 6.9 Facility Compatibility with Neighborhood: Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

CHAPTER 4: TRANSPORTATION

TR GOAL A: PROMOTE A SENSE OF PLACE: Promote a sense of community and identity through the provision of context-sensitive transportation choices and transportation design features, recognizing that both profoundly affect the way people interact and experience the city.

TR GOAL B: PROVIDE TRANSPORTATION CHOICES: Meet mobility needs by providing facilities for transportation options – including walking, bicycling, public transportation, private vehicles, and other choices.

TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY

DESTINATIONS: Promote land use patterns and construct transportation facilities and other urban features that advance Spokane's quality of life.

TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS: Protect natural, community, and neighborhood assets to create and connect places where people live their daily lives in a safe and healthy environment.

TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY: Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users.

TR 1 Transportation Network For All Users: Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers. Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed, operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's Comprehensive Plan, and the Arterial Street map.

TR 2 Transportation Supporting Land Use: Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

TR 5 Active Transportation: Identify high-priority active transportation projects to carry on completion/upgrades to the active transportation network.

TR 7 Neighborhood Access: Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.

TR 14 Traffic Calming: Use context-sensitive traffic calming measures in neighborhoods to maintain acceptable speeds, manage cut-through traffic, and improve neighborhood safety to reduce traffic impacts and improve quality of life.

TR 20 Bicycle/Pedestrian Coordination: Coordinate bicycle and pedestrian planning to ensure that projects are developed to meet the safety and access needs of all users.

CHAPTER 8: URBAN DESIGN AND HISTORIC PRESERVATION

DP 1 PRIDE AND IDENTITY

DP 1.2 New Development in Established Neighborhoods: Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

DP 2 URBAN DESIGN

DP 2.3 Design Standards for Public Projects and Structures: Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

DP 2.4 Design Flexibility for Neighborhood Facilities: Incorporate flexibility into building design and zoning codes to enable neighborhood facilities to be used for multiple uses.

DP 2.6 Building and Site Design: Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

DP 2.15 Urban Trees and Landscape Areas: Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

CHAPTER 9: NATURAL ENVIRONMENT

NE 12 URBAN FOREST

NE 12.1 Street Trees: Plant trees along all streets.

NE 13 CONNECTIVITY

NE 13.1 Walkway and Bicycle Path System: Identify, prioritize, and connect places in the city with a walkway or bicycle path system.

NE 13.2 Walkway and Bicycle Path Design: Design walkways and bicycle paths based on qualities that make them safe, functional, and separated from automobile traffic where possible.

CHAPTER 11: NEIGHBORHOODS

N 2 NEIGHBORHOOD DEVELOPMENT

N 2.1 Neighborhood Quality of Life: Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

N 4 TRAFFIC AND CIRCULATION

N 4.1 Neighborhood Traffic Impact: Consider impacts to neighborhoods when planning the city transportation network.

N 4.5 Multimodal Transportation: Promote a variety of transportation options to reduce automobile dependency and neighborhood traffic.

N 4.6 Pedestrian and Bicycle Connections: Establish a continuous pedestrian and bicycle network within and between all neighborhoods.

N 5 OPEN SPACE

N 5.3 Linkages: Link neighborhoods with an open space greenbelt system or pedestrian and bicycle paths.

Topics for Discussion

Note: The applicant has provided some comment to the Topics for Discussion, we've included these comments in *italicized blue*, with any additional staff comments in **bold green**.

The Topics for Discussion have been divided into two categories, those that deal specifically with the required Design Departures and those that are more general in nature.

Design Departure Topics

Note: The Decision Criteria for Design Departures ([SMC 17G.030.040 Decision Criteria](#)) applies to the following Topics for Discussion. These criteria are:

- A. Has the applicant's design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?
 - B. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?
 - C. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?
 - D. Is the departure necessary to better address aspects of the site or its surroundings?
 - E. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?
 - F. Has the applicant responded to the optional Considerations (C), if any, found within the design guideline? Including Considerations may assist in gaining acceptance for the plan.
1. **Given that the applicant is opting to convert the Light Industrial zoned portions of the site to a Center and Corridor zone (CC1-EC), and that this zone is one of the more urban of zones and Land Uses in the City of Spokane, what aspects of the proposed frontages of Marietta Drive, Perry Street, and North Foothills Drive are less than urban? What advice can be given to still meet the intent of the zone's design standard (for which a departure is being requested), and what might the Board's expectations be for a superior "urban" design for the alternative frontages?**

Applicant Response (a reiteration of the applicant's response to the zoning analysis, above): The building and site program were developed based on SPS school standards and the site, pedestrian and vehicular circulation. A series of conceptual site plans were developed and

presented in the DRB application. It was determined that the best configuration provided for the building located in the middle of the site to facilitate:

- Grade transitions from the building to the remaining site. There is 26' of grade difference from Marietta to the corner of Foothills and Perry.
- Parent drop off along Perry with access to the visitor parking lot.
- Parent drop off along Marietta for easy access by from the neighborhood to the east.
- Main entry to the building from Perry with access from the visitor parking lot, student drop off and pedestrian access from the Logan neighborhood on the south and west as well as the Bemiss, Nevada Lidgerwood neighborhoods to the north.
- Neighborhood access to the Family Community Resource Center.
- The west building entry provides student access from buses, pedestrian access from the NW and SW corners.

North Foothills Drive is a five-lane urban minor arterial that does not include parking or bicycle lanes. The current sidewalk is directly behind the curb. Based on the site analysis, vehicular circulation, building and site requirements, and discussions with the neighborhood, the design team and the district determined that the main entrance should be located on the east from Perry Street. Access and orientation to North Foothills was determined to be not viable due to safety concerns. The east building entry and plaza is envisioned to be a ceremonial space with access from the parking lot, student drop off and neighborhoods to the north and south. The CC1-EC zoned property on the west side of Perry Street is approximately 720'. The remaining site fronting Perry is zoned RSF. The entry and plaza are currently envisioned as fronting about 216' of Perry Street or approximately 30% of the frontage.

The entry plaza is envisioned to incorporate accent paving, turf areas, landscape areas, seat walls, flag poles, bike racks and signage. Installation of art, interpretive information and additional signage may be considered as the design of the plaza continues to evolve. Building materials and details may be incorporated in the design of site elements in the plaza.

Design team and the district recognize that the comprehensive plan and municipal code identify a requirement for development at the intersection of North Foothills are open to developing a 'plaza' type space at the SW corner of North Foothills and Perry in order to accomplish a number of city and district goals. These goals include:

Creation of an 'urban edge' or urban space that contributes to the pedestrian environment and serves to somewhat mitigate the environment created by traffic on North Foothills.

Create an identity for the middle school's site that is recognizable on North Foothills.

Create a safe crossing from the north with appropriately scaled waiting area for student crossings.

Provide public access to the softball and baseball fields for the neighborhoods on the north side of North Foothills.

It should be noted that the nature of a school building is very different than that a commercial building that might be oriented toward the corner.

We suggest that development of this corner in a more urban character will serve as an example for future development of the SE corner of North Foothills. Location of the building entry from Perry Street creates safer and more convenient access for student drop off and pedestrian access from the neighborhoods to the south and east.

Staff comments: See comments in zoning analysis regarding the zone's Design Standard. It should be noted that the site's western portion does not front a street and no requirement for façade frontage (nor architectural program accommodations) along the west side of the building or site either contribute to, or deter from, the Design Department.

2. **Given that the Center and Corridor zone's design criteria mandate that the intersection of Perry Street and North Foothills Drive receive the most urban treatment, with a building oriented to and engaging the intersection, what aspect of the proposed intersection treatment is less than urban? What advice can be given to still meet the intent of the zone's design standard (for which a departure is being requested), and what might the**

Board's expectations be for a superior "urban" design for an alternative treatment for the corner of the site nearest the intersection?

Applicant Response (a reiteration of the applicant's response to the zoning analysis, above): Design team and the district recognize that the comprehensive plan and municipal code identify a requirement for development at the intersection of North Foothills (and) are open to developing a 'plaza' type space at the SW corner of North Foothills and Perry in order to accomplish a number of city and district goals. These goals include:

- *Creation of an 'urban edge' or urban space that contributes to the pedestrian environment and serves to somewhat mitigate the environment created by traffic on North Foothills.*
- *Create an identity for the middle school's site that is recognizable on North Foothills.*
- *Create a safe (sic, "safe") crossing from the north with appropriately scaled waiting area for student crossings.*
- *Provide public access to the softball and baseball fields for the neighborhoods on the north side of North Foothills.*

It should be noted that the nature of a school building is very different than that (of) a commercial building that might be oriented toward the corner.

We suggest that development of this corner in a more urban character will serve as an example for future development of the SE corner of North Foothills (and Perry?). Location of the building entry from Perry Street creates safer and more convenient access for student drop off and pedestrian access from the neighborhoods to the south and east.

General Topics

- 3. The applicant intends to more fully achieve one of the visions from the 1908 Olmsted Plan regarding playfields in the Logan neighborhood. Is there an opportunity to incorporate educational elements into the site, such as signage, artwork, etc., to celebrate the Olmsted Plan and the design's realization of the Plan's vision? As playfields on school grounds are typically fenced off from adjacent neighborhoods (with tightly controlled access points), how will such playfields become more fully integrated into the urban fabric of the neighborhood?**

Applicant Response: The design team and the district will review the opportunities for art, sign and other educational elements as the design of the main entry plaza progresses.

Generally will be an open campus similar to all new SPS middle schools. The grading, landscape and open playfields serve as a neighborhood amenity and buffer between the school and the adjacent single-family neighborhood to the south. The fencing plan currently includes the following:

- *Fencing along North Foothills and a short section along Perry for player/student safety and restraint of balls.*
- *Pedestrian access to the west entrance and gym is available from the NW corner from North Foothills and SW corner from Marietta.*
- *No fencing is anticipated from the entrance to the visitor (staff) parking lot to the corner of Perry and Marietta.*
- *Limited fencing is anticipated between the center of the multi-use field and Marietta on the south. Access to the lower fields will be available from the SW and SE corners of the site.*

Staff comments: It should be noted that the current vehicle drive curb-cut location for the Staff/Event Parking Lot & Bus Drop-off will likely shift to avoid conflicts with the N Morton Street & Mariette Avenue intersection. This could potentially impact the degree of integration of the Logan Peace Park with the project's south playfield & park-like improvements. Consideration should be given to how this integration should occur, and how this mitigation may benefit the alternative design needed to accommodate the Design Departure for the Marietta Avenue building façade frontage.

4. There is approximately 600 lineal feet of parent drop off along the south side of the site (along Marietta Avenue), the closest of which is nearly 500 feet to the student entrance of the school. It can be assumed that students will likely cut directly north through/along the south playfield to shorten the walking distance. Is there an opportunity to provide a more direct walking path from the Marietta Avenue drop-off to the student entrances? Conversely, is there any need for dedicated parent drop-off along Marietta Avenue, given that the Applicant is also proposing a significant amount of parent drop-off parking along it 1,000 lineal feet of Perry Street frontage?

Applicant Response: There is approximately 18' of elevation change from Marietta to the main floor elevation of the school with student entrances on the west and east ends of the building. It is likely that students will cut through lower fields at times. It would be very difficult to provide an accessible route between Perry and the North-South walk along the driveway on the west without compromising the function of the multi-use field adjacent to Marietta.

Dispersal of parent drop off to the greatest extent possible reduces traffic conflicts and impacts on the adjacent neighborhood. While Marietta would have student drop off, we would work with the city to appropriately sign it to allow parking.

Staff comments: As a realignment of the curb-cut on Marietta Avenue to the Staff/Event Parking Lot & Bus Drop-off curb-cut is likely, there may also be a way to shift the street tree wells along Marietta to comport with the zone's 12'-wide sidewalk requirement. The applicant may be requesting to move the Perry St. street trees to the back of the sidewalk, but the Marietta Ave. street trees could remain in the standard location (back of curb) in order to allow this frontage to serve a transitional function with the residential uses along the south side of Marietta.

5. The theme for the project is "A School in a Park" and the Applicant has indicated an intent to create park-like settings with "graceful and efficient planting transitions from the playfields to the building." Is there an opportunity to provide pedestrian connections from the school to the playfields, and throughout the park areas as well? How does this object-in-a-field design approach, often associated with sub-urban development patterns, comport with the intended urban expectations of the underlying zone and Land Use?

Applicant Response: Access to the fields is provided by the sidewalk along Perry and the sidewalk adjacent to the west driveway.

Access to the multi-use fields is available from Marietta as well

The school forms a hillside transition between Marietta and North Foothills, a vertical distance of 26'. Topography limits the opportunity for additional walks.

As noted in the staff report, middle school students will likely cut across fields and we believe this traffic will be mostly dispersed between the east and west entries.

There are no student entrances into the learning neighborhoods that frame the south side of the school and the experiential spaces on the north, only emergency exits. The addition of additional walks would not facilitate greater access and would result in reduced play space.

The School in a Park design approach was born of the necessity to achieve a number of school district and community goals. These include:

Middle school physical education and sports programming requires field space for soccer, football, track, baseball and softball as well as other activities. This results in open space that is typical of middle school development. Schools with this configuration and open space are typical in urban, suburban and rural environments.

While the underlying zone and land use are heavily urban, we see in LU 3.5 Mix of Uses in Centers that integration of park, open space and public uses are encouraged to create a dynamic center.

It is important to note that there is an existing single-family neighborhood to the south and the site plan as proposed provides a buffer between the school and the neighborhood as well as much needed large multi-use open space that does not require children to cross an arterial to access. (Mission Park / Mission Avenue).

Staff comments: Please refer to staff comments in the Comprehensive Plan analysis (above) regarding the Applicant's citation of policy LU 3.5 and land use mix target ratios found in Table LU 1. The hoped-for land use dynamism cited by the Applicant by providing additional playfields in the North Foothills Employment Center does not comport with the goals of the Comprehensive Plan in the manner in which the Applicant has stated. This Topic for Discussion is offered to properly frame the differences between the Applicant's layout (low intensity, sub-urban in nature) – and the intent of the Comprehensive Plan and the Unified Development Code; which calls for a greater land use mix and urban intensity of design.

- 6. Given the design departure discussion points listed in items 1 & 2, and the expressed desire of the Applicant to realize portions of the Olmstead Brothers Report, is it feasible to accommodate an Ornamental Square near the principal urban intersection of Perry Street and North Foothills Drive? Would the DRB find such a proposal an appropriate alternative design element; which would still be consistent with an urban site design?**

Applicant Response: The intersection of Perry and North Foothills is an important part the school site. We look forward to collaborating on a concept.

- 7. Adjacent to the west boundary of the site are two urban facilities that provide an architectural contribution to the neighborhood – the masonry Water Department buildings located at 1024 North Foothills Drive (*Grace Avenue Pump House, 1950*) and at 914 North Foothills Dr. (*Water Department Maintenance Building, 1934*). Does the DRB find these masonry Art Moderne/Art Deco buildings (or some architectural elements of these structures) worthy of emulating in the architecture of the proposed Middle School?**

Applicant Response: We will review the existing utilities (buildings / structures?) and determine what is appropriate to incorporate.

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan

Northeast Middle School**1 - Program Review/Collaborative Workshop**

August 26, 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 :
 Greg Forsyth, Spokane Public Schools
 ATTN: Walt Huffman, MMEC Architecture
 Craig Conrad, MMEC Architecture

CC :
 Louis Meuler, Interim Planning
 Director
 Tami Palmquist, Principal
 Planner
 Donna DeBit, Planner

Based on review of the materials submitted by the applicant and discussion during the August 26, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Design Departures**Buildings Along Street (general advice)**

- 1. The Board recognizes the function of the building is outside of the typical facility seen within a CC1 zone. As a part of the Design Departure the Applicant is strongly encouraged to explore ways and means of incorporating CC zoning design guidelines and principals within and around the building itself, while creating regions and spaces around the perimeter that lend themselves to being incorporated into the streetscape as the surrounding area begins to redevelop.**

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. Perry Street (specific advice)

The Board recognizes that Perry Street provides the greatest opportunity for an urban edge. Along this frontage, the Board recommends that the Applicant continue to develop a 12'-wide sidewalk along Perry Street and to ensure bicycle pathways and alternative transportation amenities be added to the school's Eastern Entry Plaza (i.e. secure bicycle/scooter storage, bike maintenance racks, etc.)

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 Street, 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, SMC 17C.122.060, SMC 17C.122.060 Treatment of Blank Walls, SMC 17C.122.060 Façade Transparency, and SMC 17C.122.060 Pedestrian Oriented Signs.

3. Marietta Avenue (specific advice)

The Board recognizes that Marietta Avenue has the greatest opportunity to integrate the adjacent residential neighborhood and the Logan Peace Park. The Board recommends that the sidewalks along Marietta Avenue be developed in a standard separated fashion and that an improved pedestrian crossing between the Park and the school site be developed.

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 Street, SMC 17C.122.060 Lighting, SMC 17C.122.060 Screening and Noise Control of Service Areas, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.

4. North Foothills Drive (specific advice)

The Board recognizes the constraints of the site along North Foothills Drive (NFD) and recommends that the Applicant continue to pursue the gateway structure at the northwest corner of the site along NFD as a reasonable substitute for the 30% building façade frontage along this street. Further, the Applicant is encouraged to work with the appropriate city departments to develop a mid-block crossing of NFD to provide better pedestrian connectivity between the higher-density housing development and the school grounds.

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.

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Buildings Along Intersection Corners

5. The Board encourages the Applicant to develop an Ornamental Plaza at the intersection of North Foothills Drive and Perry Street, as a substitute for a building engagement. This plaza development should include possible improvements to pedestrian crossings and alternative transportation accommodations.

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.

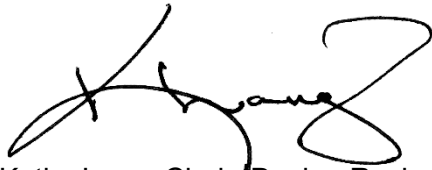
General (separate from Design Departures)

- 6. The Applicant is encouraged to explore meandering sidewalks along North Foothills Drive, offset from the curb and where opportunity exists, to enhance the pedestrian experience and connectivity to adjacent properties.**

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 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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 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.

Advisory Actions passed by a vote of (5) in favor with (1) abstention

A handwritten signature in black ink, appearing to read 'Kathy Lang', with a large, stylized flourish at the end.

Kathy Lang, Chair, Design Review Board

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

**Spokane
Public Schools**
Northeast
Middle School

Design Review Board: Step 2 Submittal

October 21, 2020



CHANGES SINCE STEP 1

In response to the DRB comments and in response to development of the design to meet SPS middle school design requirements, the following changes are incorporated into this submittal.

North Foothills Drive: A meandering sidewalk has been added anchored by a gateway element at the west and an appropriate scaled plaza element at the east. Along the walk, a digital sign has been added. The physical education ball fields have been shifted to create more space between the backstops and the tree lined sidewalk.

Perry Street: A 12' sidewalk and a main entry plaza have been added. The plaza will reflect the interior geometry of the school and the high percentage of deciduous trees in the attendance area. The design team is developing the design to reflect the richness of northeast Spokane's urban forest. Specimen trees have been selected to capture the changes of the seasons and to add to the diversity of the trees in the neighborhood.

Marietta Street: Portions of the sidewalk are now at the back of curb, the south field has been reorganized, and the entry drive has been realigned. The combination highlights the west entry to the school from the Logan Neighborhood, and aligns the west entry sidewalk with the sidewalk along Morton street adjacent to Logan Peace Park.

School materials and forms: The design has evolved to show the applications of masonry, glass and steel on the exterior. Images show a contemporary solution that incorporates the materials used in early Spokane Public Schools facilities and early woodworking and concrete fabrication industrial buildings. The materials are composed to highlight and accent school functional elements, provide daylight to interior space and provide welcoming entry forms in the context of Centers & Corridors requirements.

RESPONSE TO DRB COMMENTS

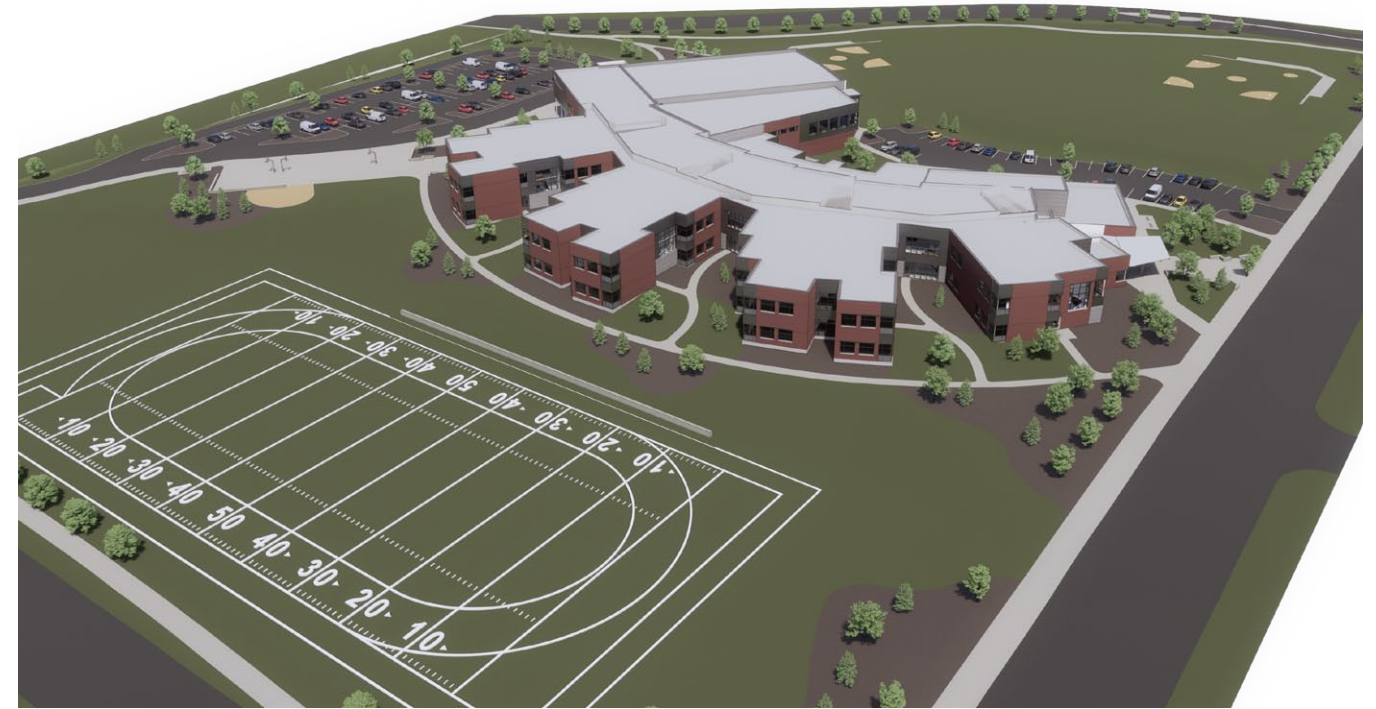
Buildings Along Street (general advice)

1. The Board recognizes the function of the building is outside of the typical facility seen within a CC1 zone. As a part of the Design Departure the Applicant is strongly encouraged to explore ways and means of incorporating CC zoning design guidelines and principals within and around the building itself, while creating regions and spaces around the perimeter that lend themselves to being incorporated into the streetscape as the surrounding area begins to redevelop.

The Northeast Middle School development is an opportunity to bring significant green space as part of a needed educational and community outreach facility to the heart of a revitalized commercial and residential neighborhood along North Foothills Drive. While the proposed middle school campus features over 8 acres of open space and outdoor physical education facilities, it will be the second smallest middle school site in the district.

The project is envisioned as a 'School in a Hillside Park', providing a historic opportunity to implement a key proposal of the Olmsted Brothers Plan for Spokane. That key proposal was to have significant open space and fields associated with a school in the Logan Neighborhood.

The development of the middle school anchors the reinvestment and redevelopment of this site and future realization of the Centers and Corridors vision. In achieving this, the site presents three faces to the neighborhood. Each face relates to a street and is unique. Each is formed by building elements that present park like foreground elements to the community that are consistent with the base/middle/top and vertical accent elements of the design guidelines.



A. North Foothills Drive face: The school sets back from North Foothills to allow physical education space for field games, baseball, and softball without crowding the street. The arrangement allows a meandering line of deciduous trees and a sidewalk that shape spaces for a school reader board and gateway monument signs.

The forms of the center of the building that shape this space are the result of placing one story forms at the perimeter, mid story forms in the next band, and the commons roof in the third band. Each of the forms allows daylight to be provided to interior spaces, while providing a scaled presentation to the north.

B. Perry Street face: The main entry plaza is shaped by the school entrance, administration suite and the Family and Community Outreach Center. The materials, character and forms present in the plaza foreshadow the architectural forms in the school commons.

The school massing that frames the Perry face are similarly scaled to the North Foothills Drive side. Low one story forms of the translucent entry canopy and flanking administration suite and Family and Community Outreach Center create a building base, mid height forms create a middle, and the roof over the learning commons and inviting glass wall forms the top.

C. Marietta Street face: A park like physical education space for field activities like soccer and football is placed at the east 2/3 of the Marietta frontage. An unstructured play area is at the west end. Both are shaped by a gentle landscaped bowl created by site topography. The area is joined to Marietta with a sidewalk that has meandering park like elements as well as curb side features to enhance student access to the east entry and west entry of the building.

The classroom forms on Marietta are designed to highlight the activities that take place in each of four learning neighborhoods. Corner windows create

vertical exclamation points at 17 points. The learning neighborhoods and their vertical accents set above a base created by the landscaped slope of the site. The commons roof sets higher than the learning neighborhoods, forming a building top.

Each of these elements is discussed further in responses below and on the following pages.

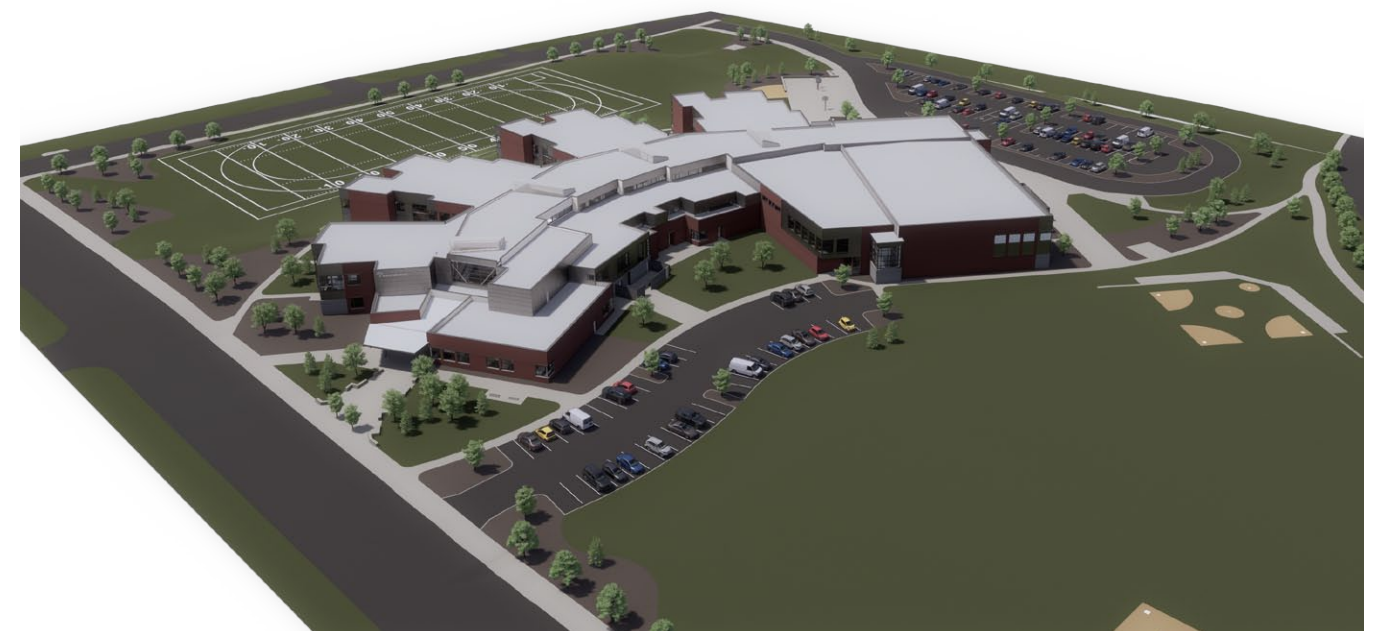
2. Perry Street (specific advice)

The Board recognizes that Perry Street provides the greatest opportunity for an urban edge. Along this frontage, the Board recommends that the Applicant continue to develop a 12'-wide sidewalk along Perry Street and to ensure bicycle pathways and alternative transportation amenities be added to the school's Eastern Entry Plaza (i.e. secure bicycle/scooter storage, bike maintenance racks, etc.).

A 12' wide sidewalk at the back of curb is provided for the length of Perry to facilitate student drop off. Street trees are strategically located behind the 12' walk along Perry Street to meet the quantity of street trees required while providing clusters of trees in larger areas to facilitate healthy tree growth. This will provide an opportunity for the establishment of large legacy trees in the community. The main entry plaza extends the geometry and character of the learning commons experiential wall out to the street. On the exterior, benches will shape the plaza space, foreshadowing the open pages of the experiential wall inside. Ample bicycle racks are provided near the main entry. Students and guests pass under a low translucent canopy and enter the building.

3. Marietta Avenue (specific advice)

The Board recognizes that Marietta Avenue has the greatest opportunity to integrate the adjacent residential neighborhood and the Logan Peace Park. The Board recommends that the sidewalks along Marietta Avenue be developed in a standard separated fashion and that an



improved pedestrian crossing between the Park and the school site be developed.

The Marietta sidewalk is a combination of curb adjacency and separated walk to extend the park environment while providing for safe and convenient student drop off at the east and west ends of Marietta. The areas of curb adjacency are consistent with the connection to entry points in the school at the east and west ends.

4. North Foothills Drive (specific advice)

The Board recognizes the constraints of the site along North Foothills Drive (NFD) and recommends that the Applicant continue to pursue the gateway structure at the northwest corner of the site along NFD as a reasonable substitute for the 30% building façade frontage along this street. Further, the Applicant is encouraged to work with the appropriate city departments to develop a mid-block crossing of NFD to provide better pedestrian connectivity between the higher-density housing development and the school grounds.

Along North foothills Drive, gateway structures in the form of signage walls are located at the Northwest and Northeast corners of the site. Between them is a digital reader board designed with materials consistent with the themes of the school and its relationship to northeast Spokane. These three points are linked with a meandering sidewalk and groups of trees framing spaces on the street side.

Buildings Along Intersection Corners

5. The Board encourages the Applicant to develop an Ornamental Plaza at the intersection of North Foothills Drive and Perry Street, as a substitute for a building engagement. This plaza development should include possible improvements to pedestrian crossings and alternative transportation accommodations.

An ornamental plaza has been developed at Perry and North Foothills consistent with the recommendations. It

is highlighted by a low monument sign, accent paving materials and landscaping.

General (separate from Design Departures)

6. The Applicant is encouraged to explore meandering sidewalks along North Foothills Drive, offset from the curb and where opportunity exists, to enhance the pedestrian experience and connectivity to adjacent properties.

As indicated in previous responses, a meandering sidewalk is proposed for North Foothills Drive.

MASSING

The massing of the school is enhanced by the importance of providing daylight in classrooms and interior spaces, by the importance of accenting classrooms with corners defined by contrasting materials and by the importance of celebrating the natural slope of the site through landforms that give the school a base.

Placement of 1 story support spaces along the north edge allows the story and a half high interior spaces for band, choral, art and career and technical education to have high clerestory windows providing daylight. The learning commons and nutrition commons that form the heart of the building is a 2 story volume that also allows daylight to enter the space. The composition of forms organized to provide daylight also provides a distinctive base, middle and top.

Along the east edge, placing the one story administration suite and community outreach center in positions that flank the one story entry allows the high roof of the learning commons to rise above simple mid level forms that accent the importance of the activity inside. The composition of forms organized to call attention to the learning commons also provides a distinctive base, middle and top.

On the south side, the base of the school is formed by

the slope that forms the landscaped bowl shaping the Marietta street physical education fields. The learning neighborhoods are home to groups of students and teachers that regularly transition between floors, so the 1st and 2nd floors are purposely expressed with forms that have strong vertical elements, creating the middle form. The higher commons roof and daylight monitors in the background naturally form a building top.

ROOF FORMS

Variation in roof forms result from differences in building massing and in the plan arrangement of the school. The learning neighborhoods are organized in a fan pattern to provide south daylight to the light courts. The rest of the school is organized in a way informed by the placement of the learning neighborhoods. The result is that when viewed from any point in the neighborhood, the school has a distinctly modulated top created by the variety of perspectives presented by the radial forms. In addition, the school is shaped by elements of 4 different heights:

- One story forms for the community outreach center, administration suite and support spaces for experiential education
- 1 and one half story forms for the experiential education spaces
- 2 story forms for the learning neighborhoods
- Over 2 story high forms for the commons and fitness spaces.

Building forms, designed to respond to important functional and daylighting requirements, arranged in a plan designed to bring daylight to interior spaces, results in natural variation of heights, steps and depths. From any view, the roof forms present a distinct profile and appearance expressing the unique character of a middle school designed for this neighborhood. All faces of the school incorporate vertical and horizontal modulations created by materials that accent functional elements and the naturally occurring architectural volumes.

GENERAL LANDSCAPE CALLOUTS

- 1 6" CONCRETE MOWCURB. SEE SHEET L4.01, DETAIL A.
- 2 CLEAR VIEW TRIANGLE PER CITY OF SPOKANE MUNICIPAL CODE.
- 3 BASKETBALL COURTS WITH STANDARDS.
- 4 SOFTBALL FIELD WITH BACKSTOPS. 200' OUTFIELD.
- 5 BASEBALL FIELD WITH BACKSTOPS. 225' OUTFIELD.
- 6 MULTI-SPORT GRASS FIELD WITH SEASONAL STRIPING.
- 7 CONTAINMENT CURB.
- 8 OUTBUILDING. SEE CIVIL.
- 9 LONG JUMP PIT.
- 10 SHOT PUT.
- 11 MULTI-USE FIELD. 165' X 240'

LEGEND

- SODDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- HYDROSEEDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- PLANTER AREA WITH BUBBLER IRRIGATION.
- ATHLETIC FIELD WITH AUTOMATIC OVERHEAD IRRIGATION.
- LOW MAINTENANCE GRASS WITH AUTOMATIC OVERHEAD IRRIGATION.
- ACCENT PAVING.
- PLAYGROUND AREA WITH SAFETY SURFACING.
- SWALE. SEE CIVIL.
- 6' HIGH CHAINLINK FENCE WITH BLACK VINYL COATING.
- 4' HIGH CHAINLINK FENCE WITH BLACK VINYL COATING ON 1' MOWCURB.
- CHAINLINK ATHLETIC FENCE.
- PROPERTY LINE.

SITE ELEMENT CALLOUTS

- 1 READER BOARD.
- 2 NE ORNAMENTAL PLAZA
- 3 NW GATEWAY
- 4 COLUMN AND WAYFINDING.
- 5 SEATWALLS, TYP.
- 6 RAI BENCHES.

PLANT LIST

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AC	Abies concolor	White Fir	7-8' Tall	6
	AG	Acer griseum	Paperbark Maple	2" Cal.	6
	AR	Acer rubrum 'October Glory' TM	October Glory Maple	2" Cal.	2
	AM	Acer saccharum 'Green Mountain' TM	Green Mountain Sugar Maple	2" Cal	4
	AA3	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	2" Cal	8
	CR	Chionanthus retusus	Chinese Fringe Tree	2" Cal.	5
	CF	Cornus florida 'Cloud 9'	Cloud 9 Dogwood	2" Cal.	7
	CC1	Corylus colurna	Turkish Filbert	2" Cal.	4
	FS	Fagus sylvatica	European Beech	2" Cal.	3
	GA	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal	10
	LS	Liquidambar styraciflua	American Sweet Gum	2" Cal.	9
	LA	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	2" Cal.	9
	LT	Liriodendron tulipifera 'JFS-Oz' TM	Emerald City Tulip Poplar	2" Cal.	7
	NS	Nyssa sylvatica	Black Tupelo	2" Cal	9
	PG	Picea pungens 'Glauca'	Colorado Blue Spruce	7-8' Tall	14
	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	7-8' Tall	23
	PP	Pinus ponderosa	Ponderosa Pine	7-8' Tall	10
	PS	Pinus sylvestris	Scotch Pine	7-8' Tall	5
	PE	Pinus sylvestris 'Fastigiata'	Erect Scotch Pine	7-8' Tall	6
	QC	Quercus coccinea	Scarlet Oak	2" Cal.	6
	QP	Quercus palustris	Pin Oak	2" Cal.	5
	QS	Quercus robur x alba 'Crimschmidt' TM	Crimson Spire Oak	2" Cal.	3
	TC	Tilia cordata	Littleleaf Linden	2" Cal.	9
	TT	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	17
	ZS	Zelkova serrata	Sawleaf Zelkova	2" Cal.	13



NOTE: PERRY STREET TREES LOCATED BEHIND WALK TO ACCOMMODATE STUDENT DROP OFF. QUANTITY REQUIRED IS 25. 31 TREES SHOWN BEHIND SIDEWALK.

NOTE: SOME MARIETTA STREET TREES LOCATED BEHIND WALK TO ACCOMMODATE STUDENT DROP OFF. QUANTITY REQUIRED IS 22, 25 TREES SHOWN.

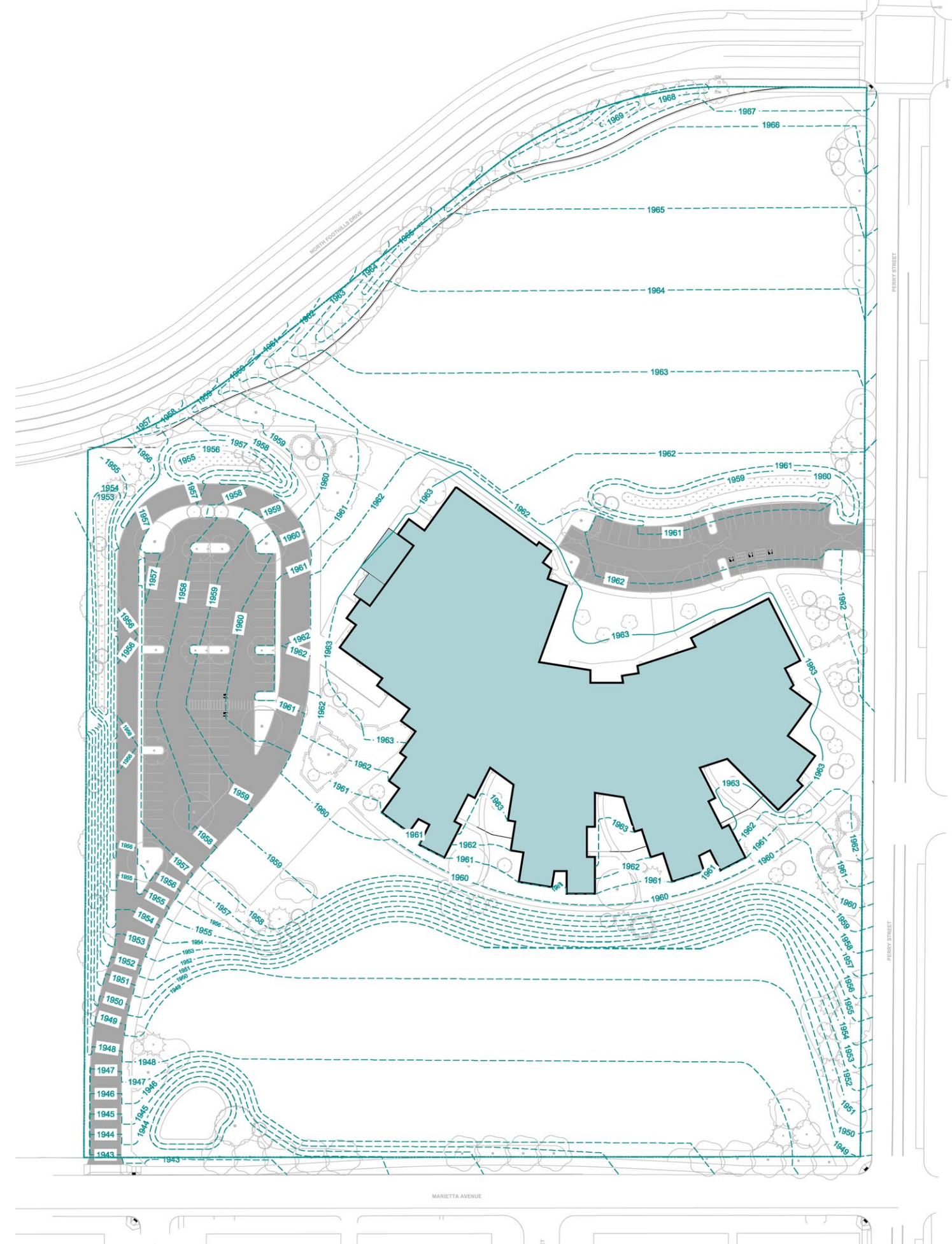
SITE GRADING

The site generally slopes from the northeast to the southwest with approximately 26' of elevation change. Three terraces have been created to effectively maximize the site topography.

The upper terrace along North Foothills Drive defined on the north by a meandering walk and streetscape. Baseball, softball and multi-sport fields occupy the terrace between the streetscape and the middle terrace.

The building, parking and main entrances inhabit the middle terrace. This facilitates accessible access to the school from parking areas, the bus loop bus and student drop offs along Perry Street and Marietta Street.

The lower terrace is defined by a landscaped bowl created by the slope that rises above the lower multi-use fields to form the base of the building. The upper and lower terraces embrace the building and form the green space that creates the 'School in a Hillside Park'.





Site Design: Aerial View



VIEW FROM SW



VIEW FROM SE



VIEW FROM NE



VIEW FROM W

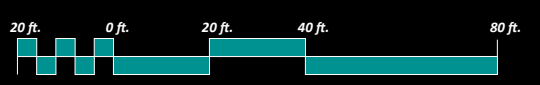


Building Design: Main Entry



LEGEND

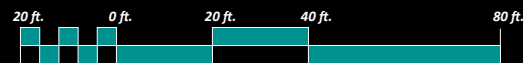
- GENERAL LEARNING
- SCIENCE LEARNING
- HEALTH & FITNESS
- MUSIC & ARTS
- SPECIAL SERVICES
- EXPLORATION/CTE
- ADMINISTRATION
- STUDENT OFFICE
- NUTRITION
- COMMUNITY OUTREACH
- SUPPORT SERVICES
- MECH/ELEC





LEGEND

- GENERAL LEARNING
- SCIENCE LEARNING
- HEALTH & FITNESS
- MUSIC & ARTS
- SPECIAL SERVICES
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- NUTRITION
- COMMUNITY OUTREACH
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SITE LIGHTING

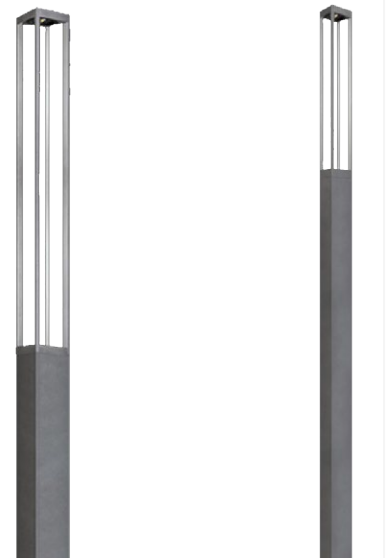
Exterior site lighting will be comprised of all LED fixtures and designed for best visual acuity with safety and security in mind. Fixture locations will be coordinated closely with landscape features to minimize any potential conflicts and tied into the district EMS (energy management system).

Average illumination for pedestrian pathways will be targeted at 1 FC and will be provided by 10'-12' tall decorative light poles. A combination of NEMA Type II and Type V distributions will be utilized for maximum coverage and code required energy reduction controls provided for after-hours operation.

Parking areas and driveways will be illuminated to an average of 1 FC and utilize performance fixtures mounted on 24' tall poles. NEMA Type II and Type IV distributions will be implemented to maximize pole spacing and twin head mounts used where practical. Pedestal bases will be supplied in all areas where vehicular traffic is present and code required energy reduction controls will be provided for after-hours operation.



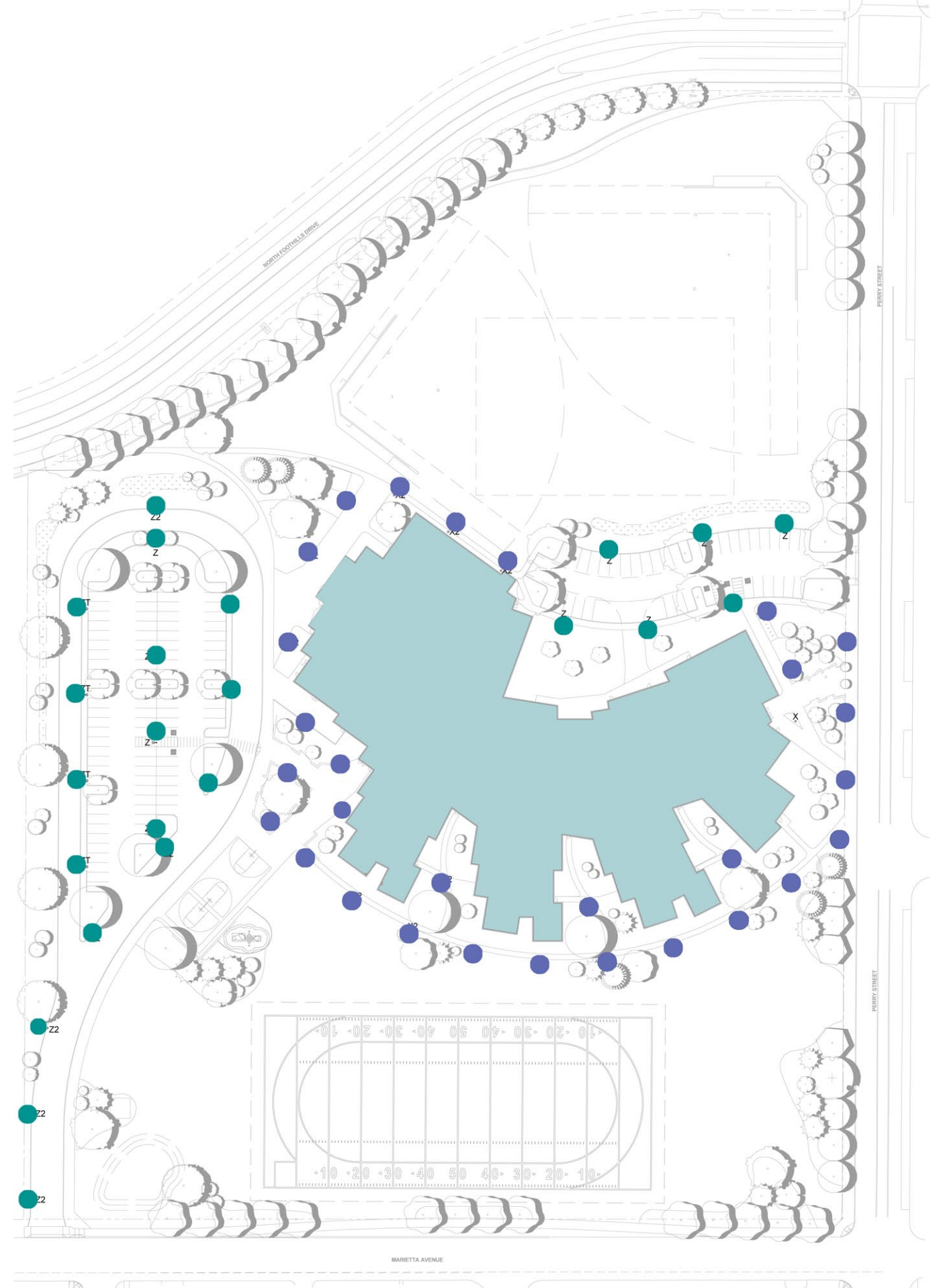
● TYPICAL PARKING



● TYPICAL PEDESTRIAN



SIGNAGE CONCEPT



MATERIALS & TEXTURES

Spokane Public Schools built new red brick buildings for Logan, Longfellow, Garfield, Stevens and Bemiss near the site for Northeast Middle School at the turn of the last century that met the contemporary standards of the time. During that era, similar buildings were being built at Gonzaga University at the south side of Logan Neighborhood. More recently, Spokane Public Schools has built red brick buildings serving Rogers High School and Lidgerwood Elementary.

For Northeast Middle School, a contemporary brick building meeting the contemporary standards of this century is proposed, but with some lighter colored tones and surfaces to enhance light diffusion in the light courts, and to accent important elements in the school.

On and near the site of the school, there were once industrial buildings that served the robust wood working industry that existed in Spokane through the 1st half of the 20th century. The buildings would have had exposed structural steel and wood. For Northeast Middle School, exposed steel will be a significant part of the interior and exterior character of the school.

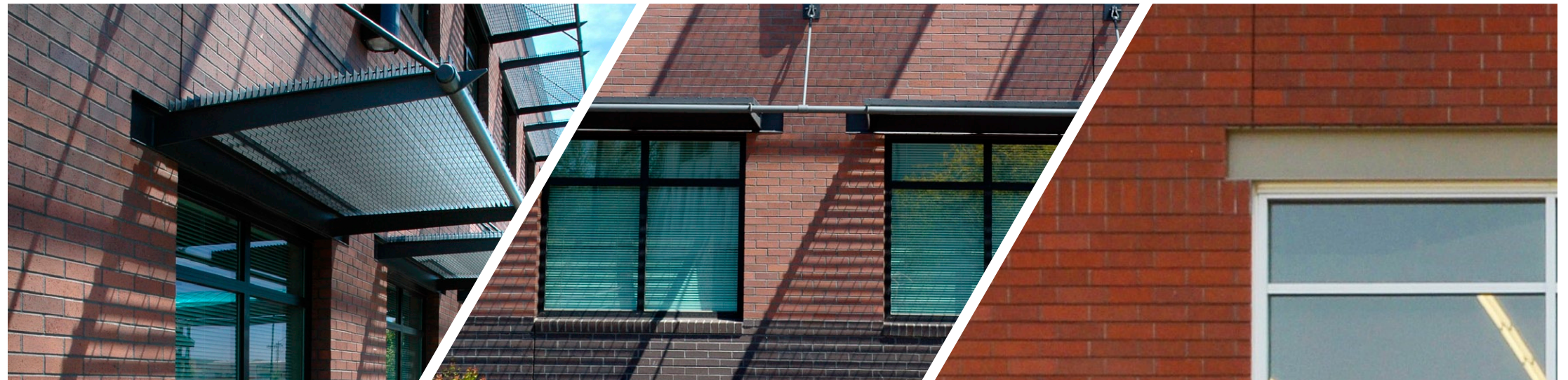
As reported in the Spokesman Review (April 5th, 2019), the northeast quadrant of Spokane has a significantly higher percentage of deciduous trees than any other quadrant. The fall colors that result from the variety of trees will be part of the interior palette of materials, and examples of the trees will make up the site landscaping.



BRICK MASONRY



FALL COLORS



EXPOSED STEEL



NOTE: PERRY STREET TREES LOCATED BEHIND WALK TO ACCOMMODATE STUDENT DROP OFF. QUANTITY REQUIRED IS 25, 31 TREES SHOWN BEHIND SIDEWALK.

NOTE: SOME MARIETTA STREET TREES LOCATED BEHIND WALK TO ACCOMMODATE STUDENT DROP OFF. QUANTITY REQUIRED IS 22, 25 TREES SHOWN.

GENERAL LANDSCAPE CALLOUTS

- 1 6" CONCRETE MOWCURB. SEE SHEET L4.01, DETAIL A.
- 2 CLEAR VIEW TRIANGLE PER CITY OF SPOKANE MUNICIPAL CODE.
- 3 BASKETBALL COURTS WITH STANDARDS.
- 4 SOFTBALL FIELD WITH BACKSTOPS. 200' OUTFIELD.
- 5 BASEBALL FIELD WITH BACKSTOPS. 225' OUTFIELD.
- 6 MULTI-SPORT GRASS FIELD WITH SEASONAL STRIPING.
- 7 CONTAINMENT CURB.
- 8 OUTBUILDING. SEE CIVIL.
- 9 LONG JUMP PIT.
- 10 SHOT PUT.
- 11 MULTI-USE FIELD. 165' X 240'

LEGEND

- SODDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- HYDROSEEDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- PLANTER AREA WITH BUBBLER IRRIGATION.
- ATHLETIC FIELD WITH AUTOMATIC OVERHEAD IRRIGATION.
- LOW MAINTENANCE GRASS WITH AUTOMATIC OVERHEAD IRRIGATION.
- ACCENT PAVING.
- PLAYGROUND AREA WITH SAFETY SURFACING.
- SWALE. SEE CIVIL.
- 6' HIGH CHAINLINK FENCE WITH BLACK VINYL COATING.
- 4' HIGH CHAINLINK FENCE WITH BLACK VINYL COATING ON 1' MOWCURB.
- CHAINLINK ATHLETIC FENCE.
- PROPERTY LINE.

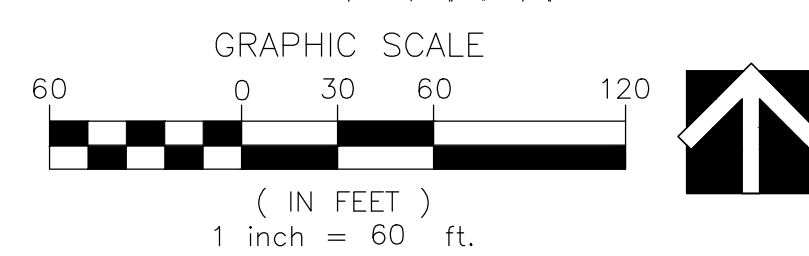
SITE ELEMENT CALLOUTS

- 1 READER BOARD.
- 2 NE ORNAMENTAL PLAZA
- 3 NW GATEWAY
- 4 COLUMN AND WAYFINDING.
- 5 SEATWALLS. TYP.
- 6 RAI BENCHES.

PLANT LIST

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AC	Abies concolor	White Fir	7-8' Tall	6
	AG	Acer griseum	Paperbark Maple	2" Cal.	6
	AR	Acer rubrum 'October Glory'™	October Glory Maple	2" Cal.	2
	AM	Acer saccharum 'Green Mountain'™	Green Mountain Sugar Maple	2" Cal	4
	AA3	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	2" Cal	8
	CR	Chionanthus retusus	Chinese Fringe Tree	2" Cal.	5
	CF	Cornus florida 'Cloud 9'	Cloud 9 Dogwood	2" Cal.	7
	CC1	Corylus colurna	Turkish Filbert	2" Cal.	4
	FS	Fagus sylvatica	European Beech	2" Cal.	3
	GA	Ginkgo biloba 'Autumn Gold'™	Maidenhair Tree	2" Cal	10
	LS	Liquidambar styraciflua	American Sweet Gum	2" Cal.	9
	LA	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	2" Cal.	9
	LT	Liriodendron tulipifera 'JFS-Oz'™	Emerald City Tulip Poplar	2" Cal.	7
	NS	Nyssa sylvatica	Black Tupelo	2" Cal	9
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	ZS	Zelkova serrata	Sawleaf Zelkova	2" Cal.	13

LOGAN PEACE PARK



Design Review Board - Meeting Minutes Draft

November 11, 2020

Online via WebEx

Meeting called to order at 5:31 PM by Kathy Lang

Attendance:

- *Board Members Present:* Chuck Horgan (Arts Commission Liaison), Drew Kleman, Chad Schmidt, Ted Teske, Grant Keller, Kathy Lang (Chair & CA Liaison)
- *Board Members Not Present:* Mark Brower (Vice-Chair), Anne Hanenburg
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

Kathy Lang moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Chuck Horgan seconded. Motion Carried. (6-0)

Changes to Agenda:

- None

Workshops:

- 206 W Riverside Ave - Collaborative Workshop
- Staff Report: Taylor Berberich
- Applicant Presentation: Bill Bouten (Bouten Construction), Matt Edlen (Edlen & Co), Dean Pape (deChase Miksis), Mark Sindell (GGLO), Carissa Franks (GGLO), Tom Sheldon (GGLO), Mitch Yockey (GGLO)
- Kathy Lang closed public comment
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the Applicant and discussion during the November 11, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The Applicant is encouraged to return with imagery that depicts the project as viewed from a variety of street-level perspectives and clearly communicates the level of building detail particularly at the pedestrian scale.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.

2. The Applicant is strongly encouraged to maintain and further develop the Riverside facing pedestrian space as a central key feature of the project.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install

Pedestrian-Friendly Materials at Street Level.

3. The Applicant shall return with further detailed designs of the proposed street-level activation opportunities including anticipated uses, landscaping, site accessories, art, or other elements as deemed appropriate by the Applicant.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.

4. The Applicant is strongly encouraged to consider the bulk of the north elevation with respect to massing and detail as viewed from the surrounding streets and neighborhood. The Applicant may consider opportunities to integrate art, greenery, or other architectural detail means as deemed appropriate.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.

5. The Applicant is encouraged to return with designs that provide articulation, materiality, architectural detail, or other means to address the bulk concrete walls of the north and east building base with respect to pedestrian scale.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.

6. The Applicant shall return with project elevations that include the surrounding historic multi-story buildings in order to communicate the project's scale, height, and relationship to those existing buildings.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.

7. The Applicant is encouraged to further refine the design of the cornices of the masonry and corrugated panel towers to further meet the intent of the Downtown Design Guideline A-2, Enhance the Skyline.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.

8. The Applicant is strongly encouraged to explore the interaction of the building with the intersection of Browne and Riverside. In particular, the Board would like to see examples of how the building at the pedestrian level can turn the corner and perhaps create an urban refuge, main entry, or small plaza space oriented to the intersection.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.

Ted Teske moved to approve the advisory actions as drafted; Chuck Horgan seconded. Motion carried unanimously. (6-0)

Board Business:

Approval of Minutes:

- Minutes from the October 28, 2020 meeting approved unanimously.

Old Business:

- Dean Gunderson advised the board that UrbsWorks, the consultants working with the City on the new Design Guidelines will be getting a final product to them by the end of November. They are under contract with the City until the end of the first week in December.

New Business:

- Dean gave an update on board member terms and mentioned Chuck Horgan and Chad Schmidt both have 1st terms ending the end of this year. Both board members expressed interest in continuing on for another term that would begin in January 2021.
- The second December meeting lands on December 23rd. Board members discussed whether to cancel the second meeting or reschedule it to the week prior. Dean will be sending out a Doodle Poll to board members and applicants to check on possible dates.

Chair Report:

- None

Secretary Report - Dean Gunderson

- The November 16th DRB Meeting will be a recommendation meeting for Northeast Middle School.
- The December 9th DRB Meeting will be a recommendation meeting for the Latah Glen Manufactured Home Development.

Meeting Adjourned at 7:38 PM

The next Design Review Board Meeting is scheduled for Wednesday, November 16, 2020.