



STAFF REPORT FOR FILE Z20-209COMP (1025 W SPOFFORD AVE)

Department of Neighborhood and Planning Services

The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

I. PROPERTY SUMMARY

Parcel(s):	35076.3915
Address(es):	1025 W Spofford Ave
Property Size:	1.9 acres
Legal Description:	07/18-25-43: All of B4, Mountain View Addition, according to plat recorded in Vol. "A" of Plats, Page 36; together with the vacated alley adjoining said block on the south; And all of B1, Bingaman's Addition, according to plat recorded in Volume "A" of Plats, Page 27; together with the unplatted tract lying east of and adjoining said B1 and lying west of and adjoining B30, Stratton's Addition, according to the plat recorded in Volume "A" of Plats, Page 24, lying within the NW'A of 18-25-43; And all of B30 Stratton's Addition, according to plat recorded in Volume "A" of Plats, Page 24; Situate in the City of Spokane, Spokane County, Washington
General Location:	The entire block bounded by W Spofford Ave, N Madison St, W Maxwell Ave, and N Monroe St.
Current Use:	School

II. APPLICANT SUMMARY

Agent:	Kandis Larsen, Integrus Architecture
Applicant:	School District 81 (Spokane Public Schools)
Property Owner:	School District 81 (Spokane Public Schools)

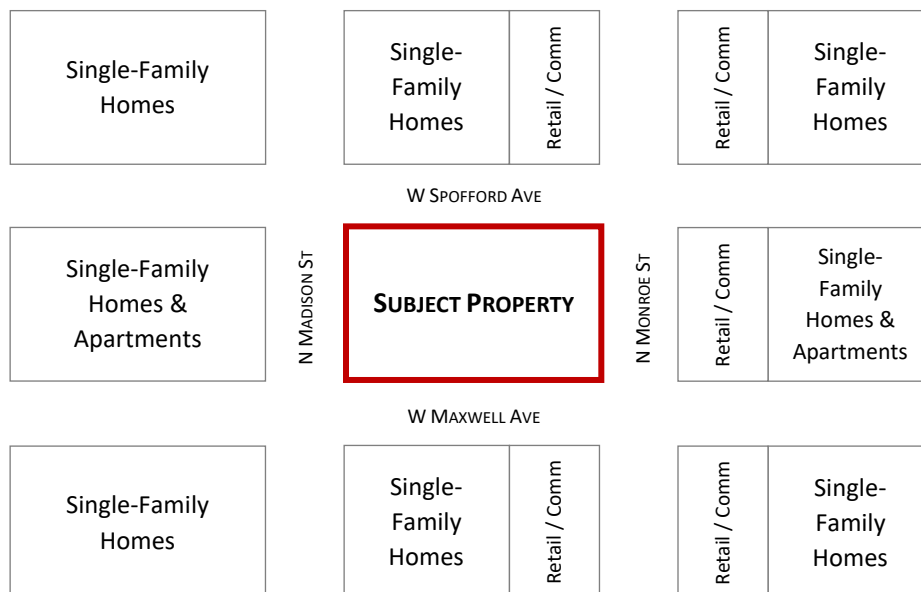
III. PROPOSAL SUMMARY

Current Land Use Designation:	Residential 10-20 (R 10-20)
Proposed Land Use Designation:	Centers and Corridors Core (CC Core)
Current Zoning:	Residential Two Family (RTF)
Proposed Zoning:	Centers and Corridors Core Type 2, District Center (CC2-DC)

SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on September 28, 2021. The appeal deadline is 5:00 PM on October 12, 2021.
Plan Commission Hearing Date:	October 13, 2021
Staff Contact:	Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org
Staff Recommendation:	Approve

IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for one property located in the West Central Neighborhood. The stated intent of the applicant is to potentially redevelop the school into a new school facility.
- 2. Site Description and Physical Conditions:** The site is generally flat containing an existing school facility. Originally known as the Bancroft School, a school has been located on this site since at least 1886. The school structure has been redeveloped multiple times since that date¹.
- 3. Property Ownership:** The subject property is owned by School District 81, also known as Spokane Public Schools.
- 4. Adjacent Property Improvements and Uses:** The proposal is surrounded by existing development of the following nature:



¹ "First Class for 100 Years" Spokane Public Schools, https://www.spokaneschools.org/cms/lib/WA50000187/Centricity/Domain/8/SPS_First_100_Years.pdf

5. **Street Class Designations:** N Monroe Street and W Maxwell Ave are classified as a Major Arterials. All remaining streets are either local streets or alleyways.
6. **Current Land Use Designation and History:** As shown in **Exhibit A**, the current land use plan map designation of the property is “Residential 10–20 Dwellings per Acre (R 10-20).” The subject property has been designated as such since the City’s adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
7. **Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to “Centers and Corridors Core (CC Core).”
8. **Current Zoning and History:** As shown in **Exhibit C**, the current zoning of the subject property is “Residential Two-Family (RTF).” The zoning has been the same since the current zoning map was adopted in 2006. The historical zoning is shown in the following table:

Year	Zone	Description
1958	Class II Residential	<i>A medium density residential zone.</i>
1975	R3 Multi-Family Residence	<i>A medium density residential zone.</i>
After 1975, Prior to 2006	R2 Two-Family Residence	<i>Similar zoning to today.</i>

9. **Proposed Zoning:** As shown in **Exhibit D**, the proposal seeks to amend the zoning to “Centers and Corridors Type 2, District Center (CC2-DC).”

V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted	October 22, 2020
Threshold Application Certified Complete	January 12, 2021
Council Threshold Subcommittee Established ²	January 11, 2021
Council Threshold Subcommittee Met	February 17, 2021
Annual Work Program Set ³	April 26, 2021
Agency/Department Comment Period Ended	June 2, 2021
Notice of Application Posted	June 21, 2021
Plan Commission Workshop	July 14, 2021
60-Day Public Comment Period Ended	August 20, 2021
SEPA Determination Issued	September 28, 2021

² Spokane City Council Resolution 2021-0003

³ Spokane City Council Resolution 2021-0023

Notice of Public Hearing Posted September 29, 2021

Plan Commission Hearing Date (Scheduled) October 13, 2021

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, no comments were received.

Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject property, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject property and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. No public comments were received.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on July 14, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop, but no public comment was taken.

VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

- A. Keep the comprehensive plan alive and responsive to the community.
- B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

- A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal satisfies this criterion.

- B. GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal satisfies this criterion.

- C. Financing:** *In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.*

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies this criterion.

- D. Funding Shortfall:** *If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.*

Staff Analysis: No evidence of a potential funding shortfall from this proposal exists.

The proposal satisfies this criterion.

- E. Internal Consistency:**

- 1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the*

comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Development Regulations. As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

Capital Facilities Program. As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The West Central neighborhood completed the "West Central Neighborhood Action Plan" (the WCNAP) in 2013 which was subsequently adopted by the City Council⁴ on February 11, 2013. The WCNAP is extensive and covers multiple topics of neighborhood revitalization and benefit. Multiple maps in the WCNAP highlight the presence of the N Monroe Corridor (in which the subject property lies). Furthermore, multiple maps in the WCNAP identify the "Bancroft School" (the prior name for the subject school).

Under Issue Rank 1, the plan states that the neighborhood need to "develop a safe and nurturing community that provides a diversity of social, recreational, education, and cultural opportunities for all ages."⁵ Issue Rank 3 goes on to highlight the need to update schools in the neighborhood. Under the action items for Issue Rank 3, the plan states the following:

"Work with the School District to accelerate the rebuild schedule for Holmes Elementary, Bryant, and Bancroft. Build state of the art schools with potential for future population growth."⁶

Considering the multiple references to the Bancroft School (now known as the Community School, located on the subject property), and calls for updates to the school in the WCNAP, as well as the stated need of the applicant to update the land use plan map designation and zoning to accommodate redevelopment of the school⁷, it appears that the proposal not only conforms to the adopted neighborhood plan but that the plan itself calls for this action.

⁴ See Spokane City Council Resolution RES 2013-0012.

⁵ WCNAP, p. 8.

⁶ Ibid., p. 34

⁷ See Exhibit I, Application Materials.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal satisfies this criterion.

- F. Regional Consistency:** *All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.*

Staff Analysis: The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal satisfies this criterion.

- G. Cumulative Effect:** *All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.*

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*
2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

Staff Analysis: The City is concurrently reviewing this application and five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

This proposal satisfies this criterion.

H. SEPA: *SEPA⁸ Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*
2. **DS:** *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on September 28, 2021.

The proposal satisfies this criterion.

I. Adequate Public Facilities: *The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.*

Staff Analysis: The proposal would change the land-use designation of a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal satisfies this criterion.

J. UGA: *Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.*

Staff Analysis: The proposal does not include an expansion to the UGA; thus, this criterion does not apply.

⁸ State Environmental Protection Act

This criterion does not apply.

K. Demonstration of Need:

1. **Policy Adjustments:** *Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment; thus, this criterion does not apply.

2. **Map Changes:** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*
 - a. *The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g. compatibility with neighboring land uses, proximity to arterials, etc.);*

Staff Analysis: Because the proposal seeks to designate the property for a "Centers and Corridors Core" land use plan map designation, conformance with Goal LU 3, Efficient Land Use, and its attendant policies are the primary policies affecting this proposal. Under Policy LU 3.4, Planning for Centers and Corridors, Centers and Corridors should be planned using a "City-approved subarea planning process" to determine the location of the center and the land use plan map designations within it.

The Corridor in which the proposal lies is known as the "North Monroe Corridor". Portions of the North Monroe Corridor were subjected to a subarea planning process, but not the portion south of W Indiana Ave where the subject property is located. While subarea planning process, per LU 3.4, has yet to be undertaken by the City for this Corridor, a private applicant may undertake to amend the comprehensive plan to ensure consideration of this change in a timely manner. While none of the parcels facing Monroe Street in the vicinity of this proposal are designated on the land use plan map for "CC Core", other parcels facing Monroe are all currently zoned CC2-DC. Amending the land use plan map designation and zoning to Centers and Corridors for this site as proposed would apply the same design and development standards to this parcel that are required of adjoining properties in the Corridor.

According to Policy LU 3.2, a Corridor is a linear feature that extends "no more than two blocks in either direction from the center of a transportation corridor." As this proposal is only a single block from the centerline of Monroe Street, this parcel is certainly within that limitation.

- b. *The map amendment or site is suitable for the proposed designation.*

Staff Analysis: The site is adequately served by all utilities and by a major arterial street, bus service is nearby on Monroe Street, and the site is generally level and devoid of critical areas.

- c. *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.*

Staff Analysis: See discussion under topic ‘a’ above. Comprehensive Plan Policy calls for increased residential density in Centers and Corridors. As such, the proposal would help to implement the development strategy laid out in the Comprehensive Plan policies, especially those concerning Centers and Corridors (see **Exhibit H**).

The proposal satisfies this criterion.

- 3. Rezones, Land Use Plan Amendment:** *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: There are two zones available that would implement a land use plan map designation of CC Core, “Centers and Corridors Type 1 (CC1)” and “Centers and Corridors Type 2 (CC2).” The applicant has proposed a zoning of CC2 to match the zoning of adjacent parcels on Monroe Street. However, as this portion of the Corridor has not undergone a subarea planning process, it is not clear which CC zoning is most appropriate.

Generally, the SMC describes CC1 as promoting the “greatest pedestrian orientation” of such zoning while CC2 is described as promoting pedestrian oriented development “while accommodating the automobile.” Essentially, more auto-accommodating features like drive-throughs and auto shops are allowed in CC2, while they are prohibited in CC1. Either zone can implement the proposed land use plan map, asking the question as to which should be applied here. Because this site is (and will likely continue to be) a school, and because schools have a generally higher need for pedestrian amenities, a zoning of CC1 could be more appropriate. Additionally, this site is adjacent to the crossing of two arterials and contains a junction between multiple transit routes, some of which qualify as high-performance transit routes. Considering these factors, staff recommends that the Plan Commission recommend CC1 zoning for this proposal.

The proposal satisfies this criterion.

VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and

provided Plan Commission or City Council make the recommended change to the project, it is unclear if the proposal meets criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the proposal **with a recommended zoning designation of "Centers and Corridors Type 1, District Center (CC1-DC)."**

IX. LIST OF EXHIBITS

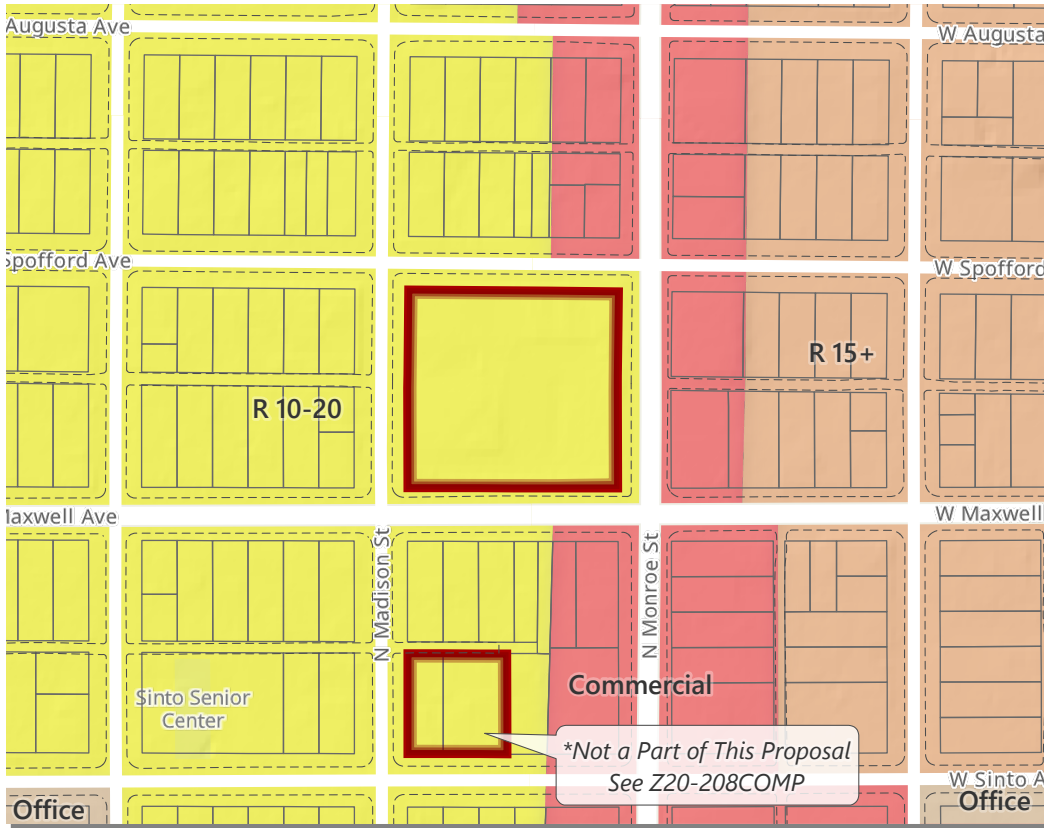
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|----------------------------------|-------------------------------------------|
| A. Existing Land Use Plan Map | G. Wide-Area Aerial |
| B. Proposed Land Use Plan Map | H. List of Relevant Comp Plan Policies |
| C. Existing Zoning Map | I. Application Materials |
| D. Proposed Zoning Map | J. SEPA Checklist |
| E. Application Notification Area | K. SEPA Determination of Non-Significance |
| F. Detail Aerial | |



Z20-209COMP (1025 W Spofford)
 Concerning parcel(s) in the West Central Neighborhood of Spokane
 2020/2021 Comprehensive Plan Amendment Proposals

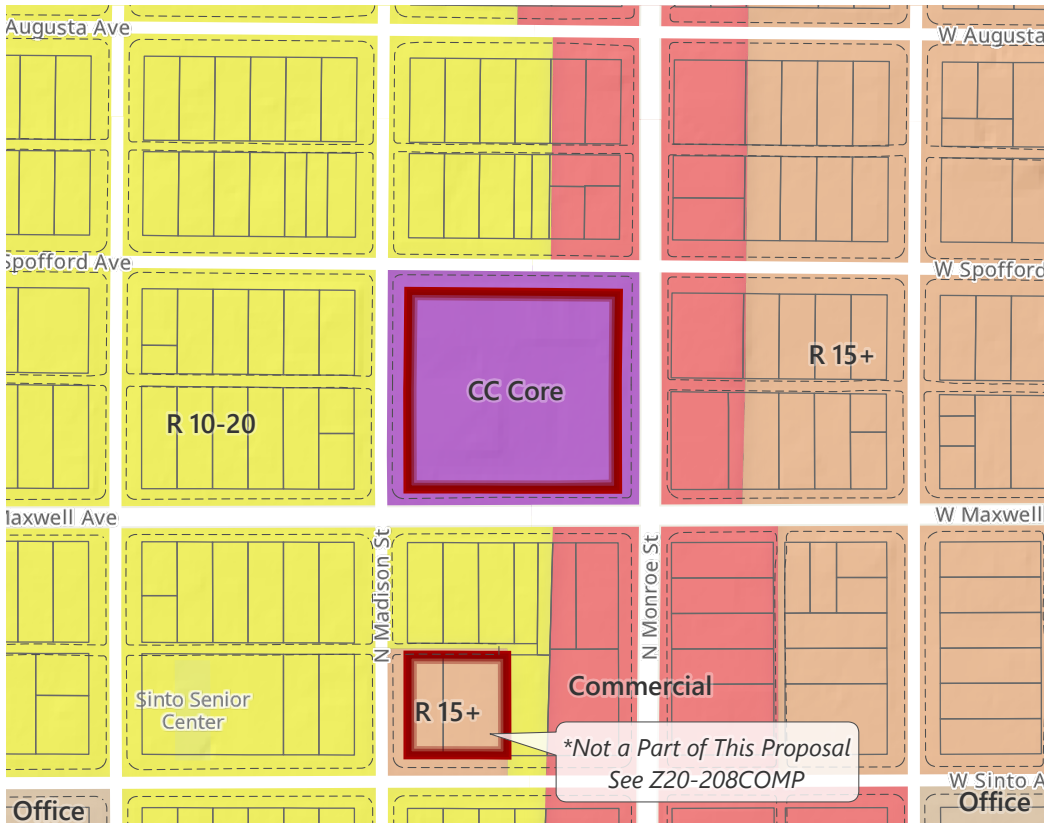
Drawn: 1/18/2021
 THIS IS NOT A LEGAL DOCUMENT
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT A: Existing Land Use Plan Map

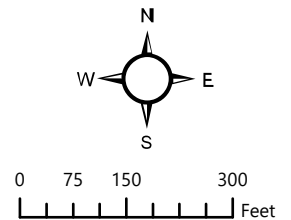


- Subject Parcel
- Parcels
- City Boundary
- Curb Line
- Current Land Use Designation**
- General Commercial
- Office
- Res 10-20
- Res 15+

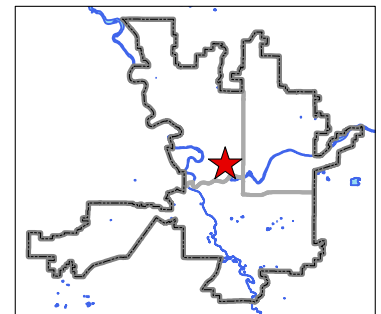
EXHIBIT B: Proposed Land Use Plan Map



Parcel(s): 35076.3915
Approximate Area: 1.9 acres



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott



Z20-209COMP (1025 W Spofford)

Concerning parcel(s) in the West Central Neighborhood of Spokane

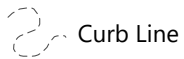
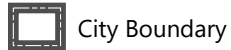
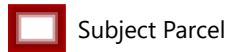
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/18/2021

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EXHIBIT C: Existing Zoning



Current Zoning

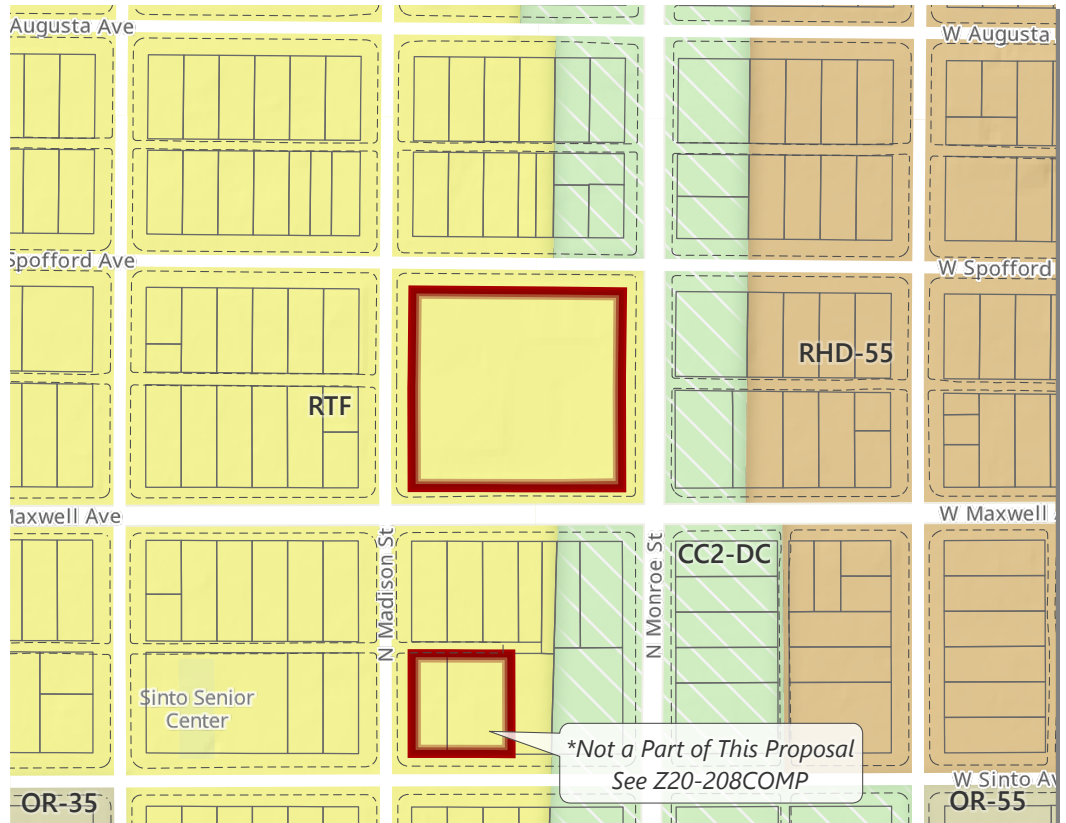
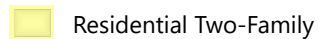
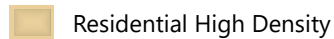
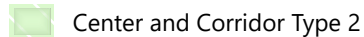
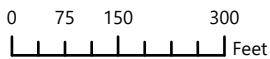
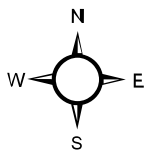


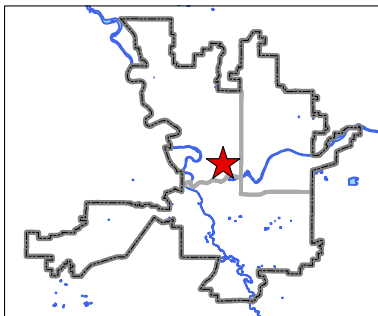
EXHIBIT D: Proposed Zoning

Parcel(s): 35076.3915

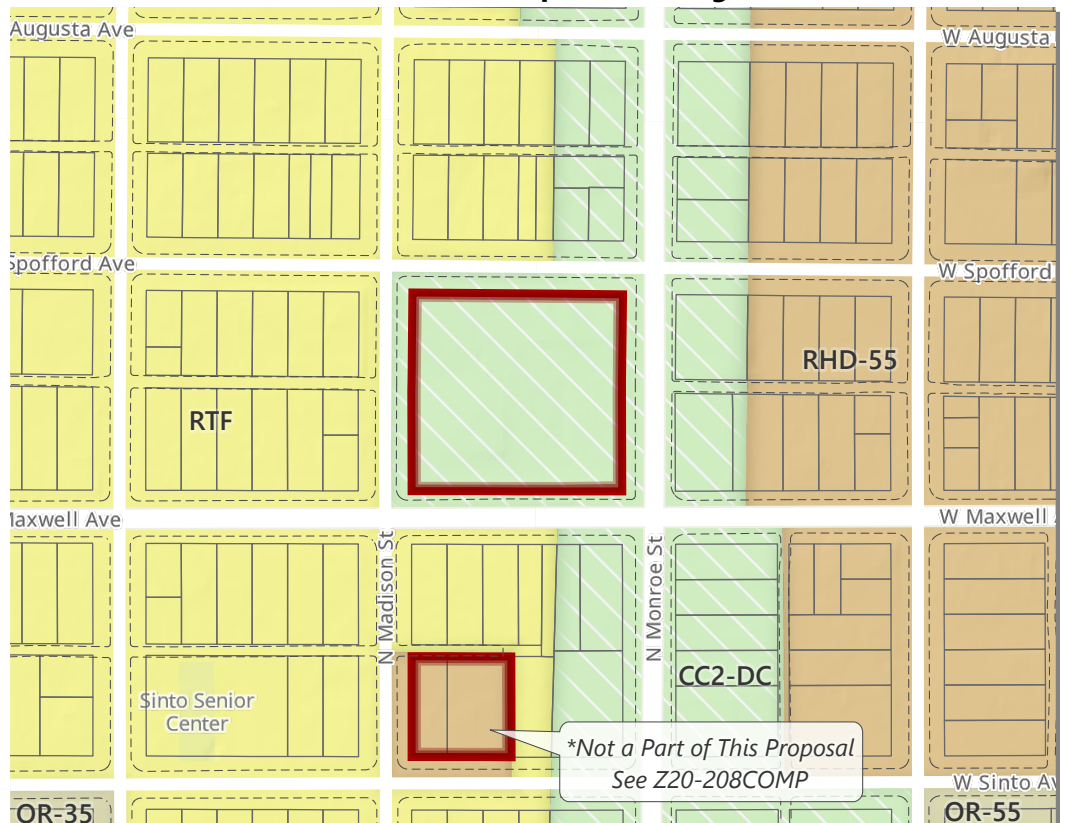
Approximate Area: 1.90 acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



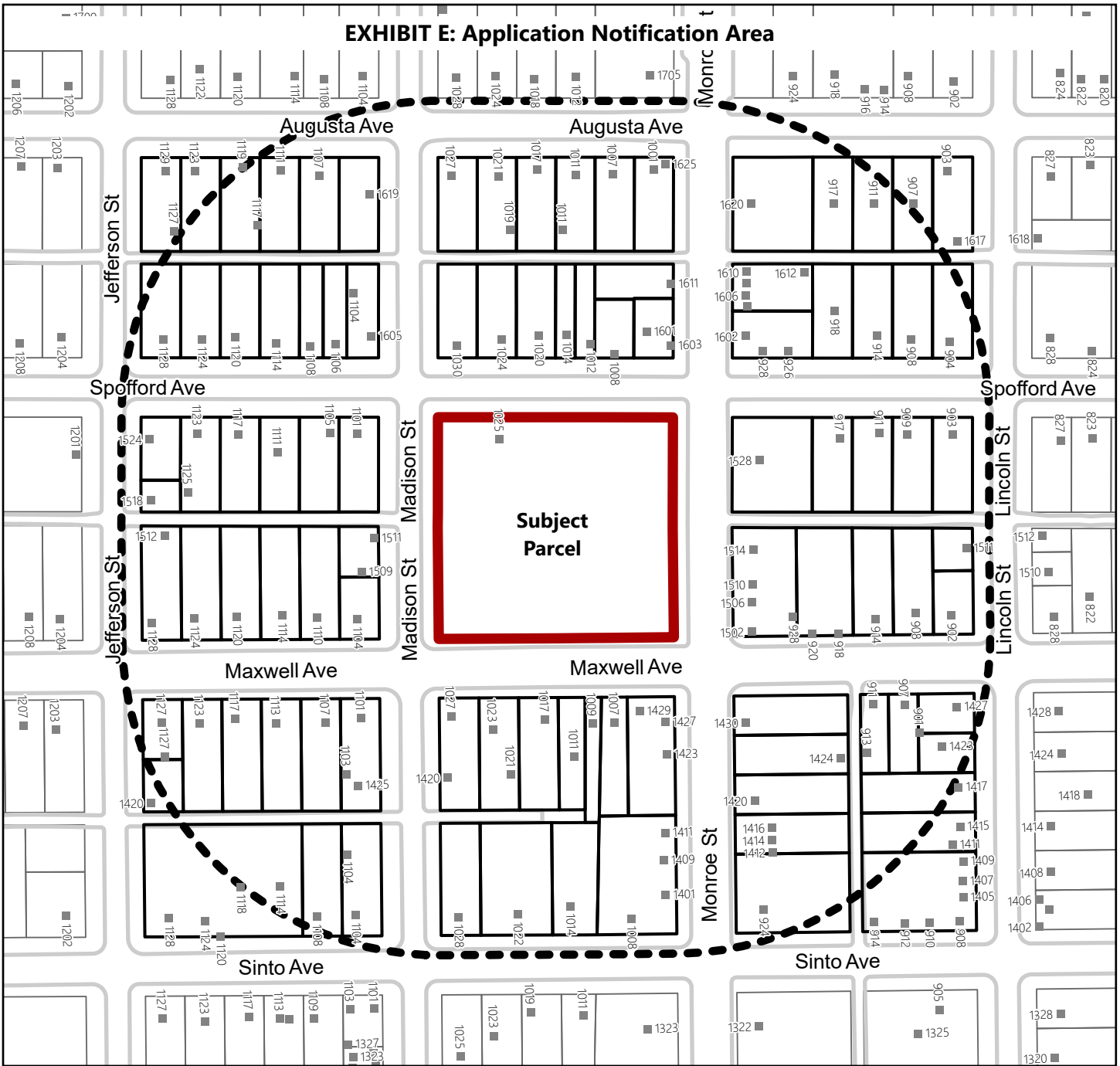


Z20-209COMP

(1025 W Spofford - West Central Neighborhood)

2020/2021 Comprehensive Plan Amendment Proposals

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Legend

- Parcel
- Curb Line
- Address Point

Area Type

- Subject Parcels
- Notification_Boundary
- Notification_Parcels

Application Proposes To:

Change Land Use Designation from
"Residential 10-20" to "Centers and Corridors Core"

Project Size: 1.9 Acres (Approximate)
Drawing Date: 6/1/2021 Drawing Scale: 1:2,250

PROJECT LOCATION

Neighborhood and Planning Services
Drawn By: Kevin Freibott



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EXHIBIT F: Detail Aerial




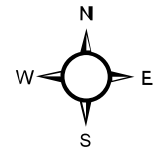
 Subject Parcels

EXHIBIT G: Wide Area Aerial

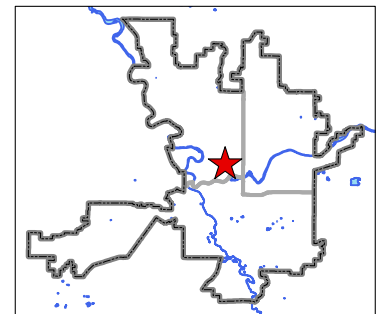


Parcel(s): 35076.3915

Approximate Area: 1.9 acres



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z20-209COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

Chapter 3—Land Use

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

Discussion: Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

LU 3.2 Centers and Corridors

Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.

Discussion: ... Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor. Within a Corridor there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the Corridor. A variety of housing styles, apartments, condominiums, row houses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other Centers, Corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the frontage of these

pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

The following locations are designated as Corridors on the Land Use Plan Map:

- North Monroe Street;
- Hillyard Business Corridor; and
- Hamilton Street Corridor.

...

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

Discussion: The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size, and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

Discussion: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

Discussion: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. 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.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

Table LU 1 – Mix of Uses in Centers		
Land Use	Neighborhood Center	District and Employment Center
Public	10 percent	10 percent
Commercial/Office	20 percent	30 percent
Higher-Density Housing	40 percent	20 percent

Note: All percentage ranges are based on site area, rather than square footage of building area.

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

Discussion: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.

Discussion: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or similar) process as each highperformance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Discussion: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

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.

Discussion: Schools are among the most important public facilities society provides for its citizens. Not only are they the centers of learning for children, but they serve as important focal points for all kinds of neighborhood activities. Their libraries and auditoriums often serve as neighborhood meeting places. The health and vitality of a neighborhood school is invariably a clear indicator of the health and vitality of the neighborhood itself.

An elementary or middle school should be centrally located within its service area to allow children to walk to school. The school should be located within or close to a designated center.

A high school should be centrally located within its service area so as to be easily accessible to vehicular and pedestrian traffic. High schools tend to generate high levels of traffic from student drivers, school personnel, and interscholastic events. To accommodate the higher levels of traffic, high schools should be located on an arterial street. They should also be located within or close to a designated Center.

Most of Spokane is served by School District 81. Mead School District 354 serves an area within the northern city limits, and Cheney School District 360 covers an area within the city limits in the southwest. The Mead, Cheney and Nine Mile School Districts also serve citizens within the Urban Growth Area.

LU 6.4 City and School Cooperation

Continue the cooperative relationship between the city and school officials.

Discussion: The city has a modest role to play in school planning. Public schools are operated by local school districts and governed by state and federal laws and regulations. State funds provide the bulk of school finances. Some funds come from the federal government. School districts raise the rest from local property taxes. State laws set standards for service levels and facility development, such as site size and enrollment. They also specify funding methods. These laws thus perform much of the role of a functional plan for schools. School districts complete the remaining tasks of planning.

Nevertheless, there are important things the city can do. Through good planning, the city can ensure that the environments around existing and future school sites are conducive to their needs. The safety needs of school children and the need for school buildings to be appropriately accessible to their service areas should be considered. The city can certainly continue to work closely with school officials and neighborhoods to serve citizens.

In addition, the Growth Management Act requires cities and school districts to cooperate in capital facility planning. Future school sites are among the types of “lands needed for public purposes,” which must be identified in a city’s comprehensive plan. If a school district is to collect impact fees for new schools, the school facilities must be reflected in the city’s Capital Facility Program (CFP).

Consideration should also be given to joint planning, which could include prioritization of sites for future school construction and preservation of historic sites.

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.

Discussion: It is important that essential public facilities enhance or improve the environment in which they are proposed. Cost considerations should be balanced with attempts to construct buildings and site features that are compatible with their surroundings.

Chapter 7 – Economic Development

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

ED 5.1 K-12 Education

Work cooperatively with local schools to help maintain and enhance the quality of K-12 education in the city's schools.

Chapter 8 – Urban Design and Historic Preservation

DP 1.1 Landmark Structures, Buildings, Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

Discussion: Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures and sites.

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.

Discussion: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

Discussion: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

Chapter 11—Neighborhoods

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.

Discussion: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 3.2 Major Facilities

Use the siting process outlined under “Adequate Public Lands and Facilities” (LU 6) as a guide when evaluating potential locations for facilities within city neighborhoods, working with neighborhood councils and/or interest-specific committees to explore mitigation measures, public amenity enhancements, and alternative locations.

Discussion: Traffic and noise are just two negative impacts of locating a major facility within a neighborhood. The city needs to examine the benefits of centralizing these large facilities so that neighborhoods are not negatively impacted. The city can look to mitigation measures or a public amenity in exchange for major facility siting. In addition, the fact that property is city-owned is not a sufficient reason for choosing a site for a large facility, and alternative locations should be explored. The Land Use Policy 6.11, “Siting Essential Public Facilities,” describes the siting process contained in the “Spokane County Regional Siting Process for Essential Public Facilities.” This process should also be applied to siting decisions relative to essential public facilities of a local nature within neighborhoods, such as libraries, schools, and community centers.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

Discussion: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Request to amend land-use designation and zoning of The Community School site for future redevelopment to meet the needs of the growing Institution.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

1025 W Spofford Avenue
Spokane, WA 99205

APPLICANT

Name: Integrus Architecture - Kandis Larsen

Address: 10 S Cedar Spokane, WA 99210

Phone: (509) 838-8681 Email: klarsen@Integrusarch.com

PROPERTY OWNER

Name: Spokane Public Schools - Gregory Forsyth

Address: 200 N Bernard Street Spokane, WA 99201

Phone: (509) 354-5900 Email: GregoryF@spokaneschools.org

AGENT

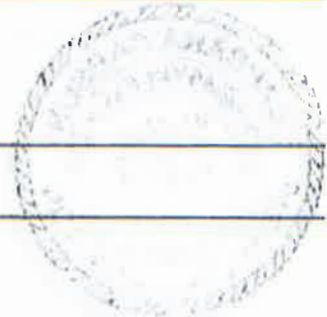
Name: Integrus Architecture - Kandis Larsen

Address: 10 S Cedar Spokane, WA 99210

Phone: (509) 838-8681 Email: klarsen@Integrusarch.com

Assessor's Parcel Numbers: 35076.3915

Legal Description of Site: See attached memo and drawing exhibit.



Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822

Size of Property: 1.9 acres (82,764 square feet)

List Specific Permits Requested in this Application:

Amend land use from Residential (R 10-20) to Center and Corridor Core (CC Core) and amend zoning from Residential Two-Family (RTF) to Center and Corridor, Type 2 (CC2). This amendment will better align with current nearby land use and allow the owner to redevelop the site to better meet their current and projected needs as an educational facility.

SUBMITTED BY:

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, [Signature], owner of the above-described property, do hereby authorize Integrus Architecture to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 22nd day of October, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gregory Forsyth to me known to be the individual that executed the foregoing instrument and acknowledged the said Instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]
Notary Public in and for the State of Washington, residing at Spokane, WA

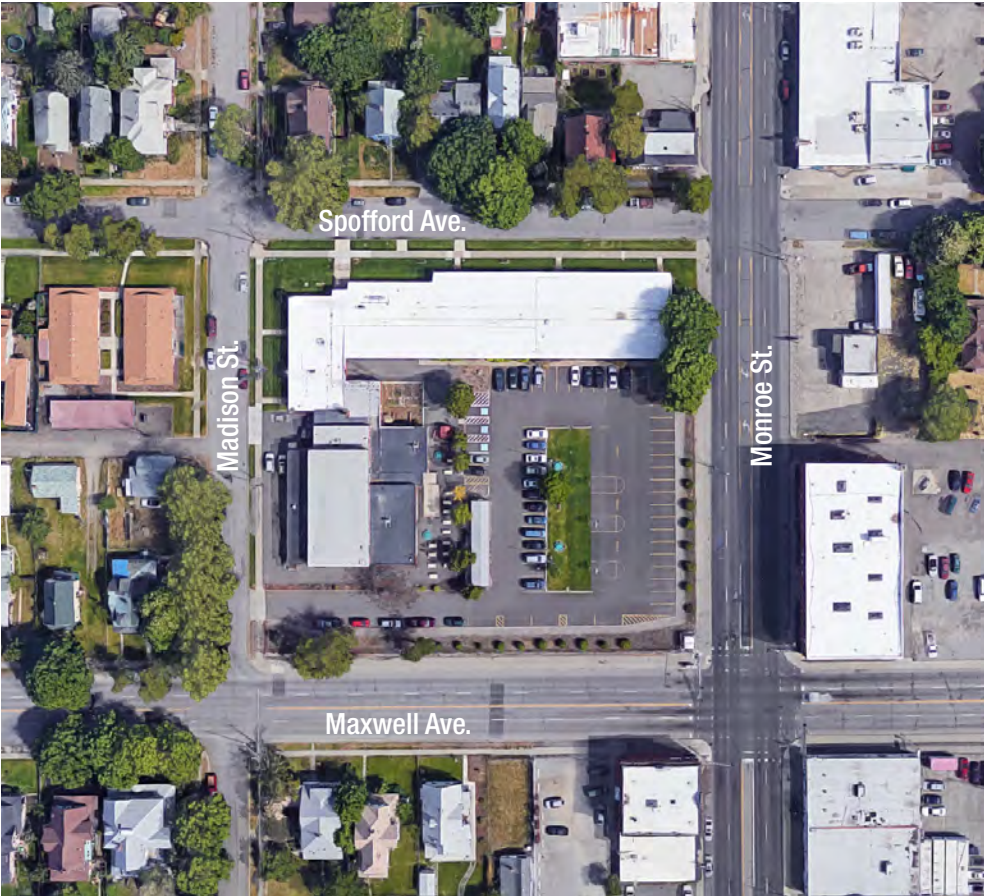
Existing Site Analysis

Site Address: 1025 W Spofford Avenue
Spokane, WA 99205

Lot Size: 1.9 acres / 82,764 sf
Parcel No.: 35076.3915

Current Land Use: Residential
(R 10-20)

Current Zoning: Residential Two-Family
(RTF)



Site

The Community School at Bancroft is a Spokane Public Schools owned building. The existing building was originally Bancroft Elementary and has had several different programs since the original school was built and it now houses The Community School. It is situated in the West Central Neighborhood between Monroe Street and Madison Street and is flanked on the north by Spofford Avenue and on the south by Maxwell Avenue. The current land use is Residential (R 10-20) and is zoned as Residential Two-Family (RTF) and the site is not part of a historic district.

The current school use has been permitted in this zone through the limited / conditional use process. However, Title 17C stipulates that in areas zoned RTF, all new buildings or additions larger than five thousand square feet will require a conditional use permit even if the building being replaced is the same use. The below residential development standards would govern over the project should the conditional use process be pursued.

<u>Design Parameter</u>	<u>Applicable Development Standards</u>	<u>Maximum Allowable</u>
Maximum Building Coverage	2,250 sf (35% beyond)	30,429 sf
Maximum Roof Height	35 ft	
Maximum Wall Height	25 ft	
Floor Area Ratio (FAR)	0.5	41,382 sf
Setbacks:		
Front Setback	15 ft	
Side Setback	5 ft	
Rear Setback	15 ft	
Parking	1 - 2.5 per classroom	varies

Justification for Comprehensive Plan Amendment

The Community School has outgrown its existing structure and with future growth projected is looking to rebuild on the site. The site offers the choice-in student body access to a myriad of resources in close proximity. These resources include but are not limited to: ease of access to public transit with the majority of students non-driving, proximity to the Central Spokane YMCA for physical education and recreation, proximity to the Downtown Spokane Public Library, and more. This site is in a pivotal location to reach said body of students and as such a request for Comprehensive Plan Amendment is being made to allow for adequate redevelopment of the site.

A preliminary programming effort was done to assess the projected growth and currently unmet spatial needs of The Community School. During this process the sizes and quantities of classrooms were challenged and modified to meet the needs of the modern classroom and growing student body. Spaces such as a Maker’s Space and an adequate Multi-Use space were also identified as needing inclusion and/or enlargement. The programmatic study resulted in an approximate area of 60,000 gross square feet which exceeds the maximum allowable building area permitted through the conditional use process by nearly 20,000 square feet.

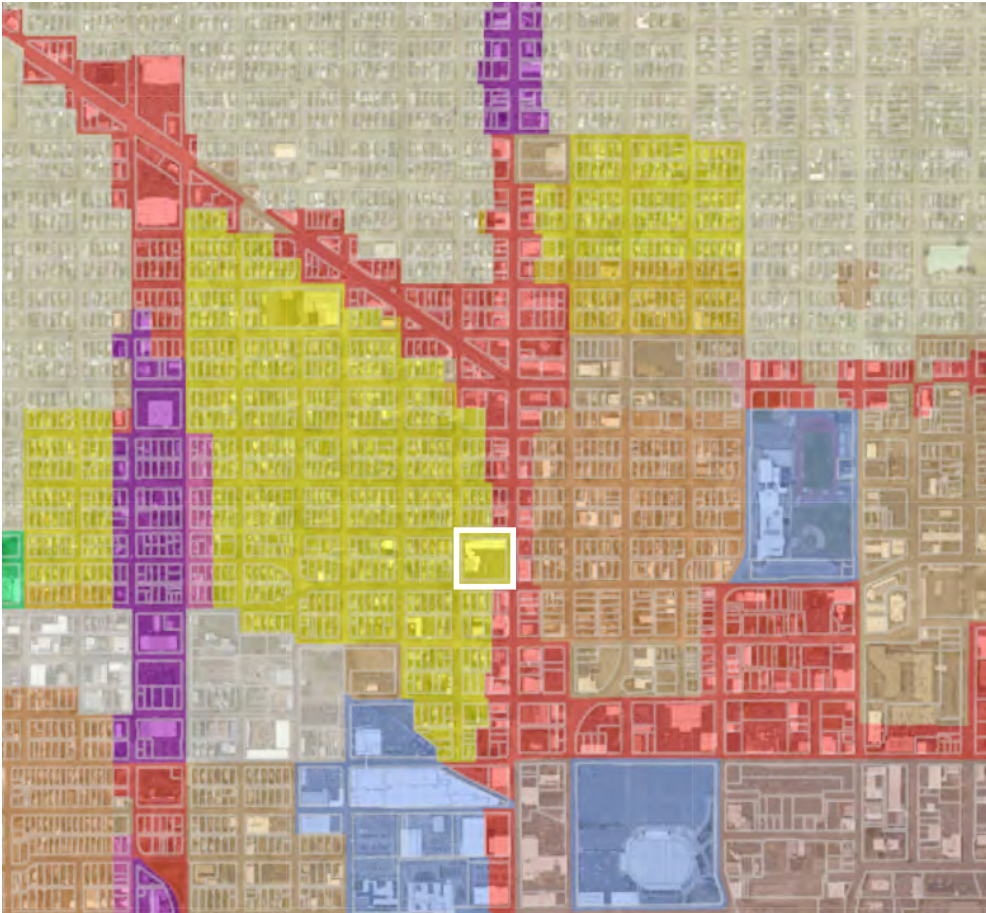
Proposed Comprehensive Plan Amendment

Proposed Land Use: Center and Corridor Core (CC Core)

Proposed Zoning: Center and Corridor, Type 2 (CC2)

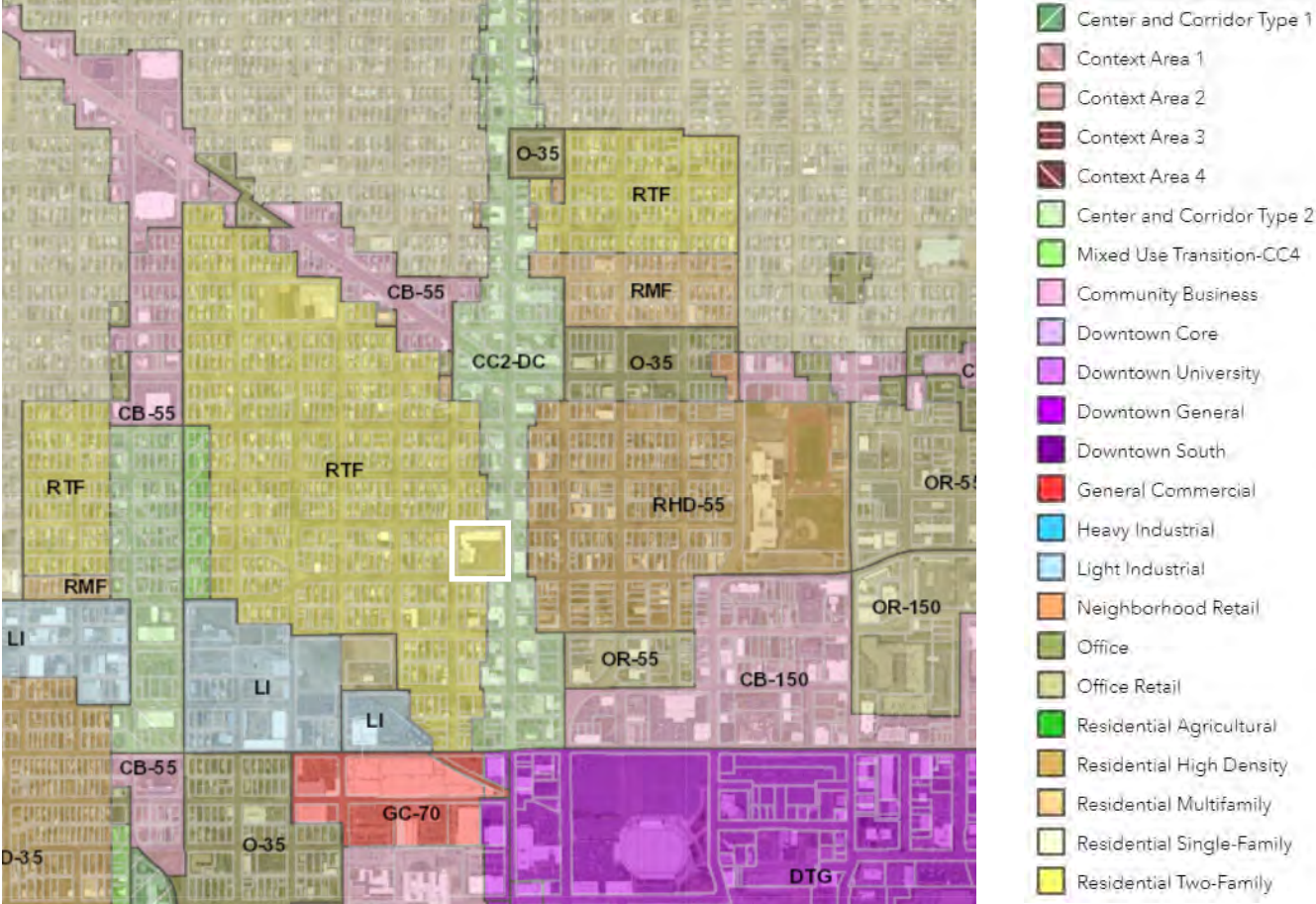
Although the current land use and zoning for this site are residential, there is precedent set by all other properties along Monroe Street that suggest another land use designation and zoning would be logical. Monroe Street and the majority of the properties flanking each side of it have a designated land use of General Commercial and are zoned as Center and Corridor, Type 2 (CC2). Further north where Monroe Street has undergone more recent development we see a land use designation of CC Core and Center and Corridor Type 2 (CC2) zoning. The Community School site is effectively the last residentially designated property along the greater Monroe Street corridor.

A Comprehensive Plan Amendment would result in a designation that more closely reflects those already seen along the Monroe Street corridor and would allow Spokane Public Schools to tap into greater development of the site because the proposed zoning offers incentives that allow for a higher floor area ratio in exchange for the provision of greater public amenities along the street.



- Conservation Open Space
- Potential Open Space
- Open Space
- Agriculture
- Residential 4-10
- Residential 10-20
- Residential 15-30
- Residential 15+
- Office
- CC Core
- CC Transition
- Neighborhood Retail
- Mini Center
- General Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Institutional

Current Land Use Map



Current Land Use Map

If the proposed amendment were approved, a school use is permitted in this core zone and would not require a conditional use permit. The below development standards would then govern over the project.

Design Parameter	Applicable Development Standards	Maximum Allowable
Maximum Building Height	55 ft	
Floor Area Ratio (FAR) - Basic	0.2	16,552 sf
Floor Area Ration (FAR) - Maximum	0.8	66,211 sf
Setbacks:		
Street - Monroe Street	0 ft	
Side & Rear - RTF Zone	10 ft	
Front	10 ft	
Parking	1 - 4 per 1,000 gsf	67 stalls

In order to maximize the FAR for the site and achieve the desired building square footage for redevelopment, either three minor amenities or one major and one minor amenity would need to be incorporated into the project, per Spokane Municipal Code Section 17C.122.090.

The below listed amenities would be considered for inclusion in The Community School project to achieve the bonus FAR and square footage indicated in the above Evaluation of Re-zoning. This increase in square footage would make it possible for the school to expand to resolve the current spatial deficit and meet future projected needs.

Minor Amenities:

- Additional Streetscape Features
- Preferred Materials on Building
- Building to the Street.

Major Amenities:

- Public Art
- Through-block Pedestrian Connection

Additional Threshold Review Criteria Comments

1. The proposal amendment is appropriately addressed by a Comprehensive Plan Amendment because conditional-use permit and other alternatives do not meet the redevelopment needs and a Comprehensive Plan Amendment not only meets those needs but the proposed amendment better aligns with the current land use and zoning of adjacent properties.
2. The proposed amendment does not raise policy or land use issues addressed by any ongoing work program that the applicant is aware of.
3. There is no reason to our knowledge that the proposed amendment could not be reviewed within the time frame of the Annual Comprehensive Plan Amendment Work Program.
4. All other nearby properties with similar characteristics that would make sense to be part of this amendment are already designated in the manner of this proposal.
5. The proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals.
6. The proposed amendment is not the same or substantially similar to a proposal that was considered in the previous year's threshold review process.
7. This change is not directed by state law or a decision of a court or administrative agency.
8. Initial contact to the chair and vice chair of the site's West Central neighborhood council and adjacent Emerson Garfield neighborhood council was made on September 28, 2020.

**ZState Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. Z20-209COMP

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. **Name of proposed project:** Comprehensive Plan Change for The Community School
2. **Applicant:** Spokane School District No. 81 - Greg Forsyth, Director Capital Projects
Address: 2815 E. Garland Avenue
City/State/Zip: Spokane, WA 99207-5811 Phone: (509) 354- 5900
Email: gregoryf@spokaneschools.org
3. **Agent or Primary Contact:** Jim Kolva Associates, LLC, SEPA consultant
Address: 115 South Adams Street, Suite 1
City/State/Zip: Spokane, WA 99201-4603 Phone: (509) 458-5517
Email: jim@jimkolvaassociates.com

Architect: Kandis Larsen, Integrus Architecutre
Address: 10 S. Cedar Street
City/State/Zip: Spokane, WA 99201 Phone: (509) 838-8681
Email: klarsen@integrusarch.com
4. **Location of Project:**
Address: 1025 West Spofford Avenue, 99205
Section: 07 & 18 Quarter: SW07 & NW18 Township: 25N Range: 43E
Tax Parcel Number(s): 35076.3915
5. Date checklist prepared: April 20, 2021
6. Agency requesting checklist: City of Spokane, Washington
7. Proposed timing or schedule (including phasing, if applicable):
Comprehensive Plan change, 2021: construction project is not yet determined, pending bond issue in 2024.
8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
The project constitutes only a comprehensive plan land use map change and rezone. A future project may involve the demolition of the existing buildings, clearing of the site, and building a

new classroom building. size and capacity to be determined. At this time, no permits or approvals of that potential future redevelopment are being sought or considered.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:

No

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

The following studies are likely to be completed at the time a construction project is proposed.
Survey for asbestos, lead, and other potentially hazardous substances prior to demolition of existing school building

Geotechnical Report

Noise Study

Traffic Report, pending coordination with city of Spokane

Schematic Design Report for new school building

Potential historic building inventory, submitted to WISAARD at DAHP

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

None are pending at this time.

11. List any government approvals or permits that will be needed for your proposal, if known:

No additional approvals or permits are required for the comprehensive plan amendment. Eventual redevelopment of the site may require:

Conditional Use Permit (potential)

Demolition

Land Disturbance Permit (Grading and drainage)

Right of Way Permit – Street use

Driveway approach

Building

Electrical

Plumbing/mechanical

Occupancy

12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposed project is a comprehensive plan and zone change for the existing block occupied by the Spokane School District Community School (originally Bancroft Elementary School). The property contains approximately 82,980 square feet (Spokane County Assessor) and is used as the campus for the school which includes classroom and multipurpose buildings, asphalt driveway and parking lot, and landscaping. The classroom building is one-story and the multi-purpose building is one-story with high walls.

The purpose of the comprehensive plan and zone change is to provide greater flexibility than provided by the current residential zone. Although the future school building has not yet been designed, a two-to-three story masonry building containing 16 classrooms (10 in existing school) and support spaces with a size of approximately 66,000 square feet is being contemplated.

Redevelopment of the site is not a part of this checklist, nor are permits for such an action being sought at this time.

13. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposed project site is in the northwest quadrant of the city of Spokane, within the West Central neighborhood, and along the Monroe Street corridor with a street address of 1025 West Spofford Avenue. The parcel number is 35076.3915, in sections 7SW and 18NW, township 25N, range 43E.

The property now houses Spokane School District Community School -- the former Bancroft Elementary School has occupied the since the 1880s. The campus occupies the entire block bounded by Spofford Avenue on the north, Monroe Street on the east, Maxwell Avenue on the south and Madison Street on the west.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No
The General Sewer Service Area? Yes No
The Priority Sewer Service Area? Yes No

The City of Spokane?

Yes No

15. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

None. the school is connected to the City of Spokane sewer system. as would be any redeveloped uses in the future. Stormwater would be managed in accordance with the Spokane Storm Water Management guidelines.

Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

No

(2) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

A management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed in accordance with a District management plan.

(3) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

The District has a management plan for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan.

The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.

The District will provide a Critical Materials List.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

Not known specifically for this property, but generally greater than 100 feet.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

As a non-project action, no change to the current condition is expected as part of the current proposal. Future redevelopment of the site would include a drainage system designed in accordance with the Spokane Regional Stormwater Manual (April 2008), pursuant to Spokane Municipal Code (SMC) standards.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous

Other: n/a

b. What is the steepest slope on the site (approximate percent slope)?

The site is essentially flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

With the exception of the planting strip along the perimeter of the site, and the grass swale in the middle of the parking lot, the site is developed and covered by rooftops, concrete sidewalks, and asphalt driveways and parking lots. The site's soils have been totally disturbed as reflected in the NRCS soil survey. The soil comprising the site is classified by NRCS as Urban land, gravelly substratum, 0 to 15 percent slopes. Because of the soil disturbance, it is not rated in the survey. In the 1968 Soil Conservation Service Survey, the soils of the area are Garrison gravelly loam, 0 to 5 percent slopes (GgA). The deep gravelly soil is somewhat excessively drained and has moderately rapid permeability. Other than high permeability which allows

contaminants to potentially reach groundwater, the soil has few constraints for development. Regardless, prior to site planning and development a geotechnical survey and report that provides site preparation and building specifications will be prepared.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The entire 82,930-square-foot site is developed with buildings, concrete sidewalks, asphalt driveways and parking lot, and landscaping. Although no development plan is yet developed, it is expected that the buildings and hard surfaces would be demolished and, the landscaping materials, will be removed. Depending on the design of the new building(s), soil may be excavated and removed from the site, but it is not expected that fill will be required. But, if so, it will be approved as to source and composition and applied in accordance with geotechnical engineering specifications. Note that these future actions are not a part of the current non-project proposal.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Since the site is flat and within an urban setting, it is not expected that erosion will be an issue. The base soil, garrison gravelly loam has a slight hazard of erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

The current site is covered with buildings, concrete sidewalks, and asphalt driveways and parking lot, and landscaping. Approximately 61,000 square feet of the total 82,930 square feet of the site is presently covered with impervious material, or 74 percent. It is likely that the future redevelopment of the site would be similar or greater in impervious coverage.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

Standard erosion control measures will be used if and when the site is redeveloped, pursuant to SMC requirements. Site grading and landscaping will be designed to control runoff so that it complies with city of Spokane storm drainage requirements. A geotechnical report will be completed and will provide guidance on soil and runoff characteristics and appropriate design criteria.

2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The current non-project proposal does not include any change to the current use of the site or emissions to the air. If the site is redeveloped in the future, SCAPCA dust control regulations would be followed during demolition and construction (a asbestos, lead paint, and hazardous material survey will be completed prior to demolition). Typical pollution sources include building demolition, site grading with removal of asphalt and concrete, use of diesel and gasoline-powered equipment, and application of coatings and asphalt paving. Quantities generated are unknown but expected to be nominal.

Dust would be generated during site grading and final site preparation. Diesel and gasoline exhaust emissions from generators, automobiles, trucks, earthmoving and lifting equipment will be generated during construction. Finally, asphalt paving and application of coatings such as paints, wood finishes, and other weather coatings will generate emissions that may create short term odors.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Other than following SCAPCA regulations, no additional measures are recommended. If the site is redeveloped in the future, exposed soil will be controlled by water sprays, ground covers, and other means to reduce erosion by wind or water. Travel routes used by trucks and other vehicles that will exit the site should be cleaned regularly and during muddy conditions, it may be necessary to wash vehicles before exiting the site to reduce potential for entrained soil.

3. Water

- a. SURFACE WATER:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. The US Fish and Wildlife National Wetlands Inventory map shows no wetlands on the school site. (<http://www.fws.gov/wetlands/Wetlands-Mapper>, reviewed 3/31/21).

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, according to FIRM Map Number 5303CC0541D, 7/6/2010, the site and vicinity are in Zone X, outside a 100-year flood zone (reviewed 3/31/21).

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The existing building is connected to the city of Spokane water system, as will any future buildings on the site.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The existing building is connected to the city of Spokane sewer system, as will any future buildings on the site.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The existing school campus includes rooftops, concrete walkways and asphalt driveways and parking lots from which runoff is generated. Most is retained on-site and directed to lawn areas and a grass swale in the middle of the parking lot. Some runoff from the edges of the site enters the adjacent streets and flows to catchbasins in those streets.

The future school campus would include the same materials as existing and have the same potential for generating stormwater runoff. Stormwater generated by rooftops, concrete walkways and asphalt driveways and parking lots will be contained on-site in accordance with city of Spokane Stormwater Management guidelines. These guidelines would follow the recommendations of a geotechnical evaluation of the site's soils.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Potential for such occurrence is low and is not expected. A management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

The current proposal does not include any additional measures for runoff and drainage. If the site is redeveloped in the future, the project civil engineers will design the management system to handle the stormwater runoff, peak rate and volume, in accordance with city of Spokane Stormwater Management guidelines.

4. Plants

a. Check the type(s) of vegetation found on the site:

Deciduous trees: alder maple aspen

Other: Answer

Evergreen trees: fir cedar pine

Other: Answer

shrubs grass pasture crop or grain

orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: Answer

Water plants: water lily eelgrass milfoil

Other: n/a

Any other types of vegetation:

None

b. What kind and amount of vegetation will be removed or altered?

No removal of vegetation is expected under the current non-project proposal. If redevelopment occurs in the future, it is likely that all landscaping plant materials will be removed during site preparation. It is possible that two mature maple trees near the northeast corner can be retained. They will be evaluated for condition and location during site design.

c. List threatened and endangered species known to be on or near the site:

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be landscaped in accordance with a site landscaping plan approved by the city. Native plants will be used to the degree possible.

e. List all noxious weeds and invasive species known to be on or near the site:

None

5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds

Other:

Mammals: deer bear elk beaver

Other:

Fish: bass salmon trout herring shellfish

Other:

Any other animals (not listed in above categories): None

- b. List any threatened or endangered animal species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

No

- d. Proposed measures to preserve or enhance wildlife, if any:

None

- e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Currently, electricity is used for power, and natural gas for heating. Petroleum-based fuels are used for bus and automobile transportation of faculty, support staff, students, parents, and visitors. It is expected that the future school will use the same energy sources.

While the current non-project proposal would not change the current energy uses of the stie, if future redevelopment on the site occurs, gasoline and diesel fuels would be used by construction vehicles during the completion of the additional and remodel project.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

It is not expected to affect solar potential for adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The current non-project proposal would not result in any changes to the current energy uses or conservation on site. If redeveloped in the future, the project would be built in accordance with the Washington State Energy Code. Interior lighting will conform to the 2018 Washington Non-Residential State Energy Code—or applicable standards at the time of construction. The project designers will evaluate a variety of strategies to use natural light, other sources of energy, and building construction to reduce energy consumption.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

The site has been used as an elementary school for over 60 years. The current non-project proposal would not result in any environmental health exposure. If redevelopment occurs in the future, a hazardous materials survey will be conducted prior to demolition. Demolition will follow the recommendations of that report.

- (1) Describe any known or possible contamination at the site from present or past uses.

None known

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

If the site is redeveloped in the future, petroleum-based fuels, hydraulic fluid, and other materials used by construction. During construction petroleum-based fuels, hydraulic fluid, and other materials used by construction vehicles and equipment, and in the construction process would be used on the site. No such action is included in the current proposal.

During the operation of the school, typical materials used for building and landscape maintenance will be used on the site.

- (4) Describe special emergency services that might be required.

None

- (5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Bancroft Elementary/The Community School have occupied the site since the 1880s and have been part of, and experienced, the existing noise environment of the neighborhood and Monroe Street corridor.

The primary noise source in the site vicinity is vehicular traffic along Monroe Street and Maxwell Avenue, both arterial streets. A stop light is at the intersection and thus accelerating traffic would be present. The neighborhood is predominantly single-family dwellings with commercial uses along Monroe Street east, south, and north of the site. During the project planning process for a future redevelopment of the site, the School District would engage a noise consultant to take noise readings at the site and evaluate the recorded noise levels pursuant to WAC guidelines for school locations.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

Under the current non-project proposal, no change to the current on-site noise environment would occur. Noise would be generated by construction equipment such as trucks, trenchers, front-end loaders, backhoes, compressors, etc. during demolition, site preparation and building construction.

Over the life of the project, noise will also continue to be generated by vehicular traffic along the surrounding streets. Currently school buses and private automobiles use Madison Street for off-loading students in the morning at the start of school, and loading students in the afternoon at the close of school. Buses and parent vehicles also load and offload along Spofford Avenue.

It is not expected that traffic or noise levels will change significantly as a result of the proposed project or future development. The location of driveways, parking lots and the buildings

themselves may shift in the design of a new school campus, but Madison and Spofford are likely to remain entry points for buses and parent vehicles.

Additionally, human activity on the site will generate noise of the same type, duration, and timeframes as at the existing Community School. The sound of students coming and leaving school, and on the playgrounds, and gathering area before and after class and during class breaks would continue. The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would also continue. In much the same way as presently occurs, children and other neighborhood residents would use the outdoor facilities during summer months.

The school hours and evening activities will not be changed from historic operations. They will be typical of Spokane Public Schools. The range of noise is considered normal for the site and activities of the community. No new vehicular traffic is expected as a result of the modernization and expansion.

- (3) Proposed measure to reduce or control noise impacts, if any:

None are proposed at this time, but the project team will with appropriate agencies and the neighborhood to identify and, if possible, mitigate potential noise impacts.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The Community School campus occupies the entire site and has been at this location since 1960. Previous to the construction of the existing school, the original Bancroft school was constructed on the site ca. 1886, and the gymnasium added in 1953. The original school was razed in order to build the 1960 building—integrating the gymnasium—and campus.

The school is surrounded by the following uses:

East across Monroe Street: one-to-three-story commercial buildings fronting along Monroe;

North across Spofford Avenue: from Monroe to Madison – vacant lot at corner, and single-family houses west to Madison and beyond;

West across Madison Street: single-family houses and six-unit apartment building;

South across Maxwell Avenue: from Madison to Monroe – single-family houses, and at the corner of Monroe an asphalt parking lot and two-story commercial building.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

The former 1960 Bancroft Elementary school and 1953 Multi-purpose building occupy the site.

- d. Will any structures be demolished? If so, which?

No structures would be demolished as part of the current non-project proposal. However, if the site were to redevelop in the future, all structures, landscaping, sidewalks, and paving would be removed from the site in preparation for a future new school.

- e. What is the current zoning classification of the site?

The Community School campus is currently zoned RTF, Residential Two Family. The blocks to the west, northwest, and southwest are also zone RTF, as are the westerly four lots of the block to the north across Spofford Avenue, and the westerly four lots of the block to the south across Maxwell Avenue.

The land across Monroe Street to the east, and the two-lot-wide strip along the west side of Monroe Street to the north, south is zoned CC2-DC, Pedestrian Enhanced/Auto Accommodating-District Corridor. The Type 2 center and corridor zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. The zone Permits "Government, Public Service or Utility Structures, Social Services and Education. Projects within this zone are required to follow Section 17C.122.060 Design Standards and Guidelines for Centers and Corridors.

The allowable floor area ratio (FAR) is 0.2 for non-residential structures, or 16,596 square feet for the 82,980 square foot lot (assessor land area). With added public amenities, which the project designers intend to incorporate, the maximum FAR can reach 0.8, or 66,884 square feet. The allowable building height in the CC2, District Corridor is 55 feet, but there is a required height transition for all development with 150 feet of any single-family or two-family residential zone the maximum building height begins at 30 feet. Additional building height may be added at a ratio of 1 foot vertical for 2 feet horizontal distance from the closest single or two-family residential zone. Setbacks from RTF zoned lots are 10 feet, with zero feet from the street lot line.

- f. What is the current comprehensive plan designation of the site?

The site is designated in the Land Use plan for residential 10-20 dwelling units per acre.

With the exception of the block occupied by the school campus, the properties along Monroe Street for a depth of two lots (typically 100 feet) along the entire stretch between Sinto and Nora avenues are designated for General Commercial use.

- g. If applicable, what is the current shoreline master program designation of the site?

NA

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

There are approximately 15 teachers, administrators and support staff at the existing Community School. The current enrollment in eight classrooms with eight teachers is about 160 students in grades 9 to 12.

The staffing at the new school has not yet been determined. If developed, it is likely that the future school would have sixteen or so classrooms; at 25 students per classroom total enrollment could reach 400 students. At that enrollment, the number of potential teachers, administrators, and support staff could reach 25-30 persons.

- j. Approximately how many people would the completed project displace?

None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The current proposal is to change the existing land use and zoning—a process allowed under SMC 17G.020. As such, the compatibility of the proposal with existing land uses and plans will be determined during application processing, in coordination with City staff and local agencies, and is required under SMC 17G.020.030 prior to approval of the proposal.

If the project site is redeveloped in the future, the project design team will coordinate with the city and its design review committee as well as the neighborhood and district patrons to comply with the zoning code and design guidelines. The project will replace an existing school campus within an existing neighborhood. It is likely that the future classroom building will be located along the Monroe frontage so as to maximize the distance from smaller-scale residential uses and to fill the street frontage in conformity with the historic buildings facing Monroe Street.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The multipurpose building is the tallest structure on the site, approximately 22 feet in height. Under the current non-project proposal, no change to the existing buildings would occur. Regarding future redevelopment of the site, the building area, height, dimensions or materials have not yet been designed. The height will not exceed the allowable height within the zone per SMC requirements. Materials are typically masonry—brick and CMU, with glass/aluminum storefront windows with flat roofs.

- b. What views in the immediate vicinity would be altered or obstructed?

There are no designated view corridors along Monroe Street or within the surrounding neighborhood. The houses across the streets from the existing one-story brick school building (and two-story multi-purpose building) have had these buildings in their views since 1960.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

If the site is redeveloped, the future project design team would work with the city's design review committee and the neighborhood through the design process to create a well-designed, functional, and quality building. Redevelopment of the site is not a part of the current proposal.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The existing school produces light that is emitted through glass windows and doors, and building mounted external security lighting. Pole-mounted lighting is on the corners of the intersections.

Light and glare produced by a future school would be similar to that produced by the existing school. The building will have both internal (light emitted through glass windows) and external lighting at entries and selected areas. No atypical light or glare is expected.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The site is not changing under the current non-project proposal. It is also not expected that the future building glazing or the lighting system, either interior or exterior, would create adverse light or glare.

- c. What existing off-site sources of light or glare may affect your proposal?

The existing school has co-existed with the commercial uses along Monroe Street and the residential neighbors to the north, west, and south since the 1960s. It is expected that the same would be true of a future school that would replace the existing.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No measures are proposed for the current non-project proposal. If redeveloped in the future, new external lighting would be designed to reduce the horizontal dispersion of light to adjacent off-site properties. Site lighting should be minimized during non-use hours to that required for security so as to minimize impacts to across-the-street off-site residential properties. Exterior and interior lighting will be turned off during non-use hours with occupancy sensors and energy management systems.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The campus has three basketball hoops and three picnic tables in the area south and east of the classroom building and multi-purpose room. The Community School students typically use the YMCA and YWCA at 930 North Monroe Street, 0.5 miles south (10-minute walk). The Monroe 4 bus route also provides access.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The current non-project proposal would have no impact on the current recreational opportunities offered on site. If redeveloped in the future, the existing facilities would be removed and replaced with new recreational facilities in the future building and campus.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures are proposed for the current non-project proposal. The future school campus and building would include recreational facilities and opportunities for students, and per school district policy, use by the local neighborhood.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The first elementary school north of the Spokane River, Bancroft Elementary school has occupied the site since 1886 and was expanded through the early 1900s. The multi-purpose room was constructed in 1953, and in 1960, the existing school buildings replaced the original building and additions. The campus block is surrounded by numerous buildings constructed between 1894 and 1973. Of note is the three-story brick St. Cloud apartment building (1502 N. Monroe – 1910) and the two-story brick King apartment building (1427 N. Monroe - 1907) on the southwest corner of Maxwell and Monroe. Kiddy-cornered on the southeast corner of Maxwell and Monroe is Hoffman Music (1967-R1997), a one-story concrete block building. The single-family houses surrounding the site to the south, west and north were built between 1894 and 1906, with one 1973 duplex.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The site is within an established residential district and within the Monroe Street commercial corridor. As stated above, the site first housed a school in the 1880s and was totally redeveloped in the 1950s through the 1960s. The existing school is a good example of mid-century elementary school design and construction. Although a determination of eligibility has not been completed at this time, it is possible that the building will be inventoried and documented on the DAHP WISAARD website.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Spokane County Assessor's website was consulted to determine ages of buildings in project proximity. Observation by author determined condition and significance of buildings.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No measures are proposed for the current non-project proposal. The future school would not adversely affect surrounding historic properties. The school itself, if during the site planning process is determined to be demolished, will be inventoried and documented prior to demolition. During the design and site planning process, the context of the site – particularly the scale, bulk and materials of the commercial buildings along the Monroe Street corridor - will be considered.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Monroe along the eastern boundary and Maxwell Avenue along the southern boundary are designated as Urban Principal Arterial streets. Madison Street, along the western boundary, and Spofford Avenue, along the northern boundary are local streets. Access to the existing school building and the parking lot is from Madison Street. Drop off access to the front of the school is along Spofford Avenue. It is expected that these two streets would be the primary vehicular and bus access for the future school building and campus if the site is redeveloped.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.

Spokane Transit route No. 4 Monroe has a stop at the corner of Monroe and Maxwell, across Monroe for northbound, and at the corner of the campus (with bus shelter) for southbound. The bus runs every fifteen minutes between around 0530 AM and 1109 PM.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The existing school has 59 parking stalls, including 3 designated for handi-capped drivers. If the site were redeveloped, these spaces will be removed in preparation for the new building site plan but would be replaced in accordance with SMC requirements for the new facility.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

The current non-project proposal would not result in any change in trips generated by the existing school. As such a trip generation memo or traffic report has not been prepared for the current proposal.

If the site is redeveloped in the future, a traffic engineer will prepare a trip generation memo and, if necessary, a traffic report. The Institute of Transportation Engineers (ITE) Trip General Manual (10th Edition, 2018) will be used to calculate trip generation for the future school. The engineer would provide trip generation for weekday, AM peak hour (morning) and PM peak hour (afternoon). Based on an enrollment of 250 students, and based on a weekday trip rate of 2.03 trips per student, the total number of trips would be approximately 507 trips, with 130 peak morning trips (rate of 0.52) and 82 (rate of 0.33) in the afternoon. The afternoon trips would occur prior to the on-street peak PM hour.

Typically, the generator hours for the school are 8:45 to 9:15 AM and 2:45 to 3:30 PM and reflect the drop off and pickup timeframes in relation to the 9:00 AM start and afternoon 2:30 PM departure bells.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed action is a future Spokane Schools project.

Fire protection is provided by the city of Spokane Fire Department. The nearest station to the site is: Station 3 at the corner of Ash and Indiana, 0.8 miles northwest with a 3 minute drive time. The Spokane Police Department at the Public Safety Building, 1100 W. Mallon Avenue, is 0.6 miles south, a 2-3-minute drive time. No need for additional services is expected.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None

16. Utilities

- a. Check utilities currently available at the site:

electricity natural gas water refuse service
 telephone sanitary sewer septic system

Other: Answer

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: City of Spokane and Avista utilities are presently connected to the existing school building and would be connected to the future school building and campus. The existing building connects with a 6-inch water main in Spofford Avenue, and 4-inch gas main along the south side of Spofford. Underground power and telephone enter the building from Madison Street. Likewise, and 8-inch sewer main to which the building is connected is along Madison Street. A 6-inch water main is along Maxwell Avenue and supplies the fire hydrant on the southwest corner of the site (Maxwell and Madison). Gas mains are also along Maxwell Avenue and along Monroe Street.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: April 20, 2021

Signature: _____



Please Print or Type:

PROJECT PROPONENT:

Name: Spokane School District 81, Greg Forsyth, Director of Capital Projects

Address: 2815 East Garland, Avenue, Spokane, WA 99207

Phone: 509-354-5771 Email: GregoryF@spokaneschools.org

CHECKLIST PERPARER (If different from proponent):

Name: Jim Kolva

Address: 115 South Adams Street, Suite 1

Phone: (509) 458-5517

Spokane, WA 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The existing Community School currently generates nominal emissions to air, toxic materials pollution, or noise generation. The future school that would replace the existing 1960s-era school would be built with current energy and materials standards with technology that should reduce system impacts.

Proposed measures to avoid or reduce such increases are:

Adherence to building codes and environmental regulations at time of building planning, construction and operations. The project team will work to incorporate state of the art construction and mechanical systems into the future building design and specifications.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No impact is expected.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Plant landscaping materials indigenous to the Spokane area.

2. How would the proposal be likely to deplete energy or natural resources?

The current building (1960 standards) consumes electrical power and natural gas for lighting, air conditioning and heating. The future building will be designed in accordance with the energy standards at the time of approval. Thus, it is expected that the future building would be more resource efficient and reduce potential resource consumption.

Proposed measures to protect or conserve energy and natural resources are:

The future building will be designed in accordance with the energy standards at the time of approval.

3. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic

ivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

There are no environmentally sensitive areas within the site vicinity. Several buildings across the streets bounding the school campus are potentially historic, but the school buildings and campus are not within the same construction era or historic period of these buildings thus do not contribute to a potential historic district. Likewise, the new future building would not contribute to such a district. Further, building placement on its block could separate it from the current proximity to the single-family houses and place it along the Monroe Street commercial corridor, thereby complementing the neighboring historic buildings.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposed future school building and campus would not directly impact potential historic resources. The project designers will site the future building and use materials and design modes that would complement the existing neighbors. It is likely that the building would be oriented along Monroe Street and thus be nearest the two and three story brick apartment buildings across Monroe and Maxwell.

4. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The future project is intended to replace the existing school with a more modern and efficient educational facility. The building and campus would be sited to minimize impacts to the adjacent single-family neighborhood and complement the historic Monroe corridor street scape.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The future school building would replace an existing school building built during the 1950s-1960s, which in turn replaced a complex of school buildings that had first occupied the site in 1886. Thus, the use will be a continuation of a century plus educational use of the site. Further, the design of the building and its campus will be coordinated with the city design review staff and committee as well as the West Central community council.

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

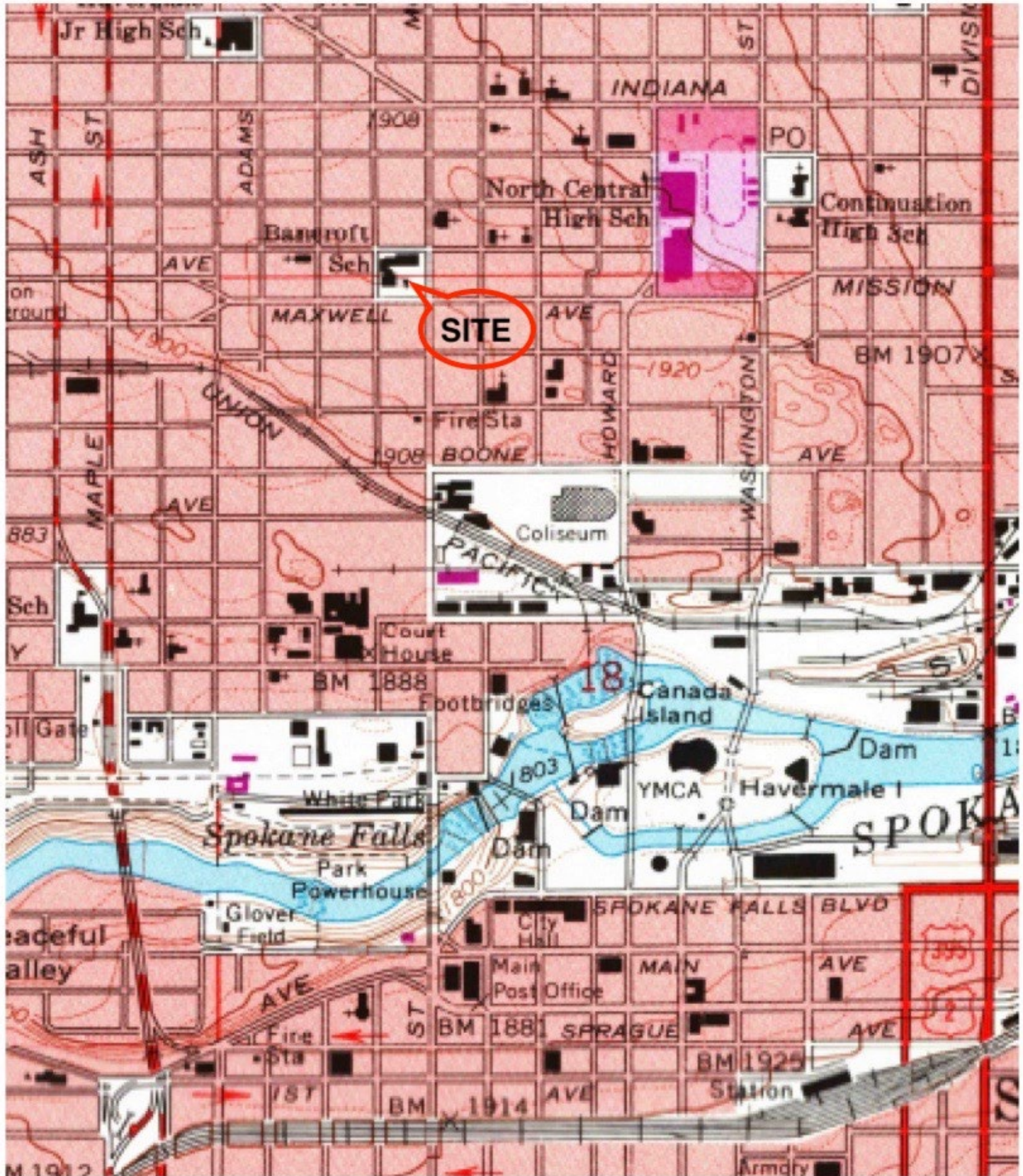
It is likely that the future project would reduce demands on public services and utilities because 1960s era mechanical, lighting, and heating/cooling systems would be replaced by more energy-efficient systems. Because student enrollment is expected to increase in the future school, demand for transportation would increase. The Monroe Street corridor is well-served by Spokane Transit and the School District will work with staff and students to facilitate transit use.

Proposed measures to reduce or respond to such demand(s) are:

The project design will comply with the applicable Washington State Energy Code guidelines, and the design team will evaluate systems that would maximize performance.

6. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

None are apparent.





C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: April 20, 2021

Signature: _____



Please Print or Type:

PROJECT PROPONENT:

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Staff member(s) reviewing checklist: Kevin Freibott

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NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z20-209COMP

PROPONENT: Integrus Architecture (Agent: Kandis Larsen)

DESCRIPTION OF PROPOSAL: Amendment of the Land Use Plan Map designation for one parcel totaling 1.9 acres from "Residential 10-20" to "Centers and Corridors Core" and a concurrent change of zoning from "Residential Two-Family (RTF)" to "Centers and Corridors Type 2, District Center (CC2-DC)." No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns parcel 35076.3915, located at 1025 W Spofford Avenue, block bounded by N Monroe St, W Spofford Ave, N Madison St, and W Maxwell Ave; in the West Central neighborhood.

LEGAL DESCRIPTION: Legal descriptions of the subject property is available by contacting the City of Spokane. Located in SW ¼ S7 and NW ¼ S 18, T25N, R43E.

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 12, 2021 if they are intended to alter the DNS.

Responsible Official: Louis Meuler

Position/Title: Interim Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: September 28, 2021 **Signature:** *Louis Meuler*
Louis Meuler (Sep 16, 2021 14:21 PDT)

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on October 19, 2021 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.
