



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

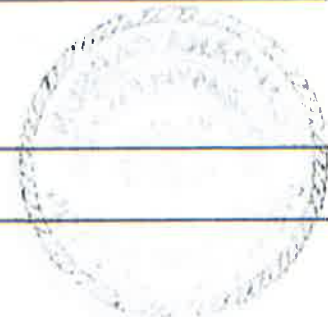
Name: Integrus Architecture - Kandis Larsen

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.



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

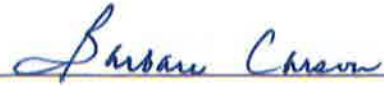
ACKNOWLEDGMENT

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.




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

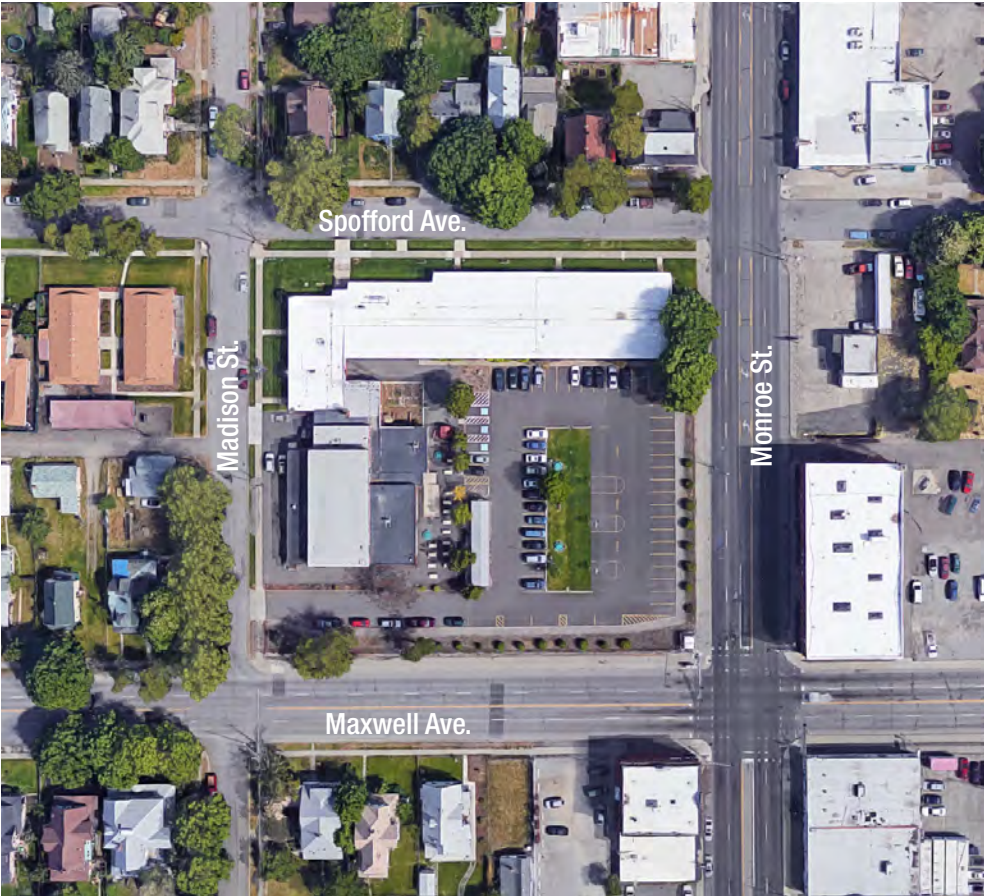
Existing Site Analysis

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.

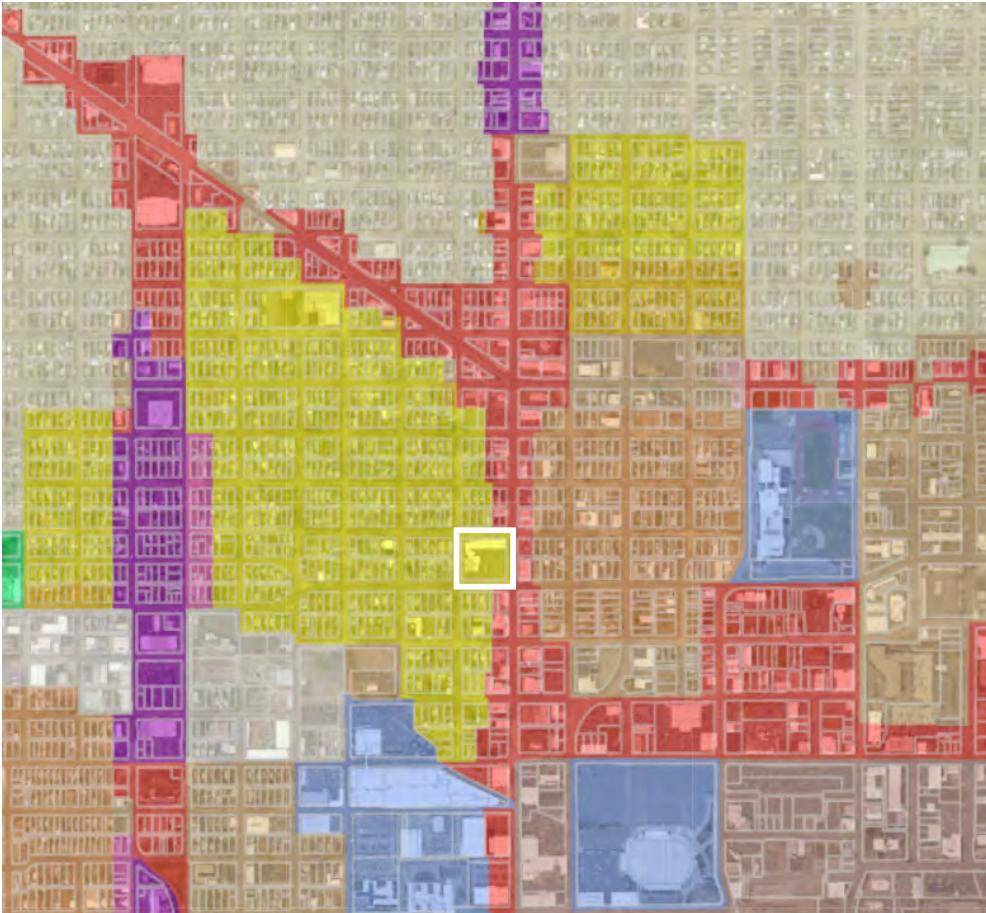
Proposed Comprehensive Plan Amendment

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

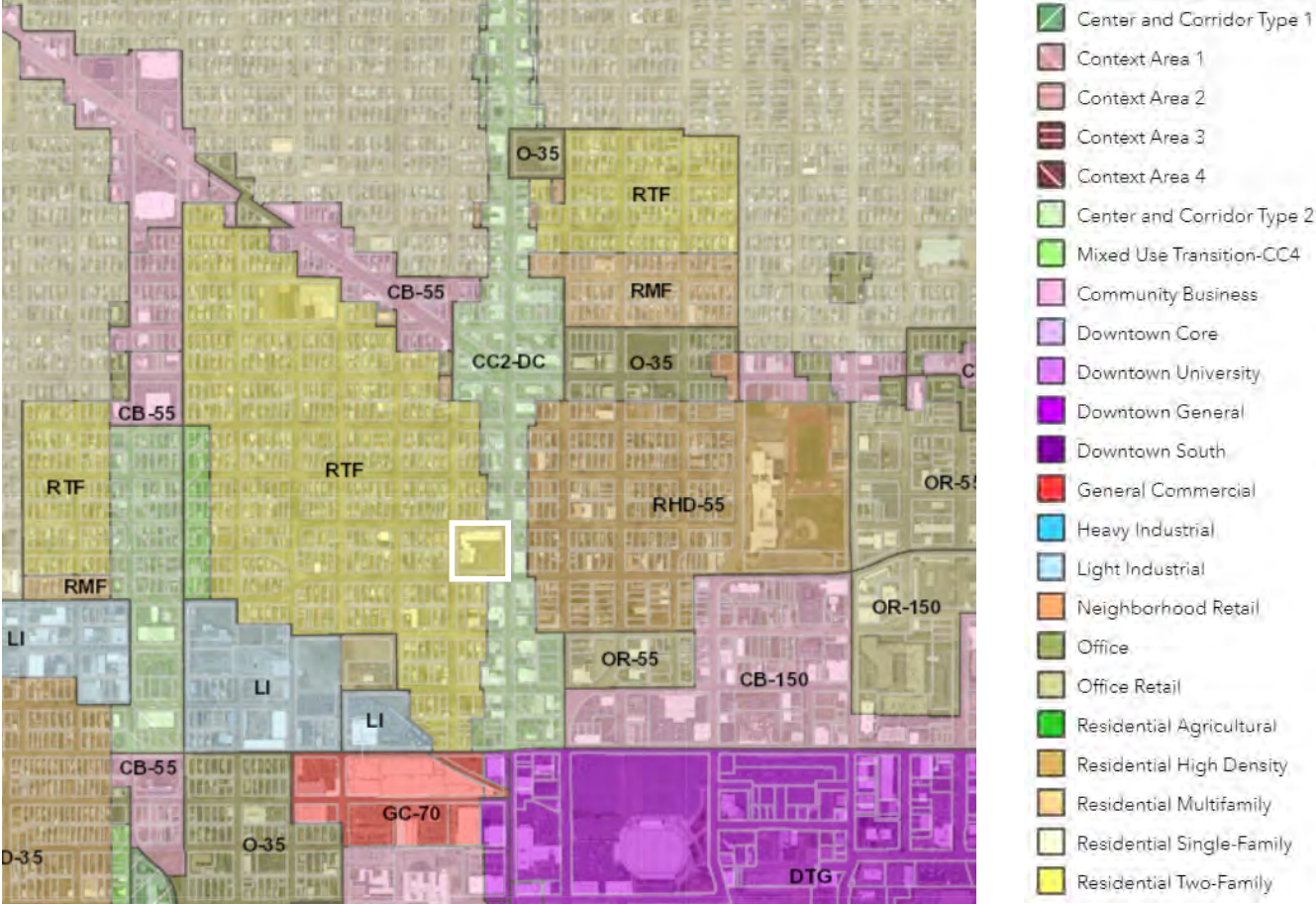
Proposed Zoning: Center and Corridor, Type 2 (CC2)

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.



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 Ratio (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.