

City of Spokane Conditional Use Permit Application

Spokane Public Schools

Adams Elementary School Replacement

Adams Elementary School – 2909 E 37th Ave.

Spokane, WA 99223;

Existing Campus, Parcel No. 35342.2901 – 1.95 acres and 35342.0001 – 1.77 acres - 3.72 total. **Additional single-family parcel No.** - 35342.3022 – 0.15 acres.

1. List the provisions of the land use code that allows the proposal:

The Adams campus and the Ferris High School campus, across 37th Avenue to the south are zoned Single-Family Residential (RSF). Likewise, the property north of 36th across from the eastern half of the site. and the property kiddy-cornered to the west of Regal Street and south of 37th Avenue are zoned RSF. Multi-Family Residential (RMF) zones are across 36th Avenue from the east half, and kiddy-cornered to the northwest. The property to the west across Regal Street is zoned O-35 in the northwest corner and RMF in the southwest corner. The property to the east across the undeveloped Fiske Street is zoned Residential Multi-Family (RMF). The school district has recently purchased the single-family house adjacent to the northeast corner of the campus at 3104 36th Avenue.

Table 17C.110-1 Residential Zone Primary Uses allows Schools as permitted uses within the Single Family zone, with the following provision ([7]CU. This provision states: “New buildings or larger additions [greater than 5,000 square feet] require a conditional use permit and are processed as a Type II application. The planning director may require a Type II conditional use permit application be processed as a Type III application when the director issues written findings that the Type III process is in the public interest. Applicants must comply with the requirements set forth in SMC 17G.060.050 prior to submitting an application. This provision requires that the applicant hold a community meeting and specifies the application and notice requirements and process for holding and summarizing the meeting.

The proposed project would involve demolishing the existing 1910-1948 school building and site improvements, the construction of a new three-story elementary school, and completing the new campus with walkways, parking lots, driveways, bus drop-off lane and new landscaping.

The School District will hold a community meeting/informational meeting, but a date is not yet set. The wall height, a flat parapet wall, is planned to be about

47'-4", which is above the maximum wall height of 25 feet and maximum roof height of 35 feet, per Table 17C.11.215-1 Maximum Height.

2. Please explain how the proposal is consistent with the comprehensive plan and objective and policies for the property:

Both the Adams Elementary campus and the Ferris High School campus to the south are designated in the Land Use Plan as Institutional. According to the plan, the Institutional designation includes uses such as middle and high schools, colleges, universities, and large governmental facilities. The Institution designation on the Land Use Plan Map is a general boundary. It is intended to show where institutional uses are located without defining specific boundaries of institutional development. Although an elementary school is not listed in the description above, it is a public educational use that is of a lower intensity than the middle and high schools specifically listed.

The Adams Elementary School has occupied the site since 1910 (following the wooden Garden Park School built in 1902). The three-story building complex (two floors atop an elevated basement floor), composed of brick, metal and wood sash windows, with flat roof, occupies the western half of the site. East of the 1910 wing are three one-story portable units in a line along the southern boundary. The northeastern and east portion of the campus is occupied by grass turf playfield. A parking lot is in the northwestern portion of the site with a driveway just east of Regal Street along 36th Avenue.

The purpose of the project is to provide a physical plant and campus that will meet the current and evolving future needs of Spokane Schools in providing a quality education to its students. The new school would provide educational services for students in grades K-5, whereas the existing school serves grades K-6.

The role of schools and their importance to neighborhoods is cited throughout the plan. The Comprehensive Plan has some 140 entries that address schools in Spokane and their importance to the neighborhoods and to the city as a whole. The comprehensive plan states under Community Principles (page 10): "All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks, and civic facilities essential to the daily life of the residents."

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.

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.

The location of the proposed new elementary school will occupy the existing campus in approximately the same location as the existing classroom and multi-purpose building. Adams elementary school has served Spokane students and parents at this location for over 100 years. It also fits the context and complements the Ferris High School campus which is immediately across 37th Avenue to the south and southeast.

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. Again, Adams Elementary School has been serving Spokane students at this location since 1910.

5.3 VISION AND VALUES

- **Values** The things that are important to Spokane’s future include:
 - ◆ Maintaining quality education and avoiding overcrowding in the schools.”

Land Use Plan Map (LU1) – 1/2023

The Land Use Map designates the Adams campus as Institutional. The Ferris High School campus across 37th Avenue is so designated.

The neighborhoods across 36th Avenue to the north, Regal Street to the west and adjacent to the east are designated for single -family and multi-family uses in which they are developed.

Table LU 2 describes Institutional as follows: Includes uses such as middle and high schools, colleges, universities, and large governmental facilities. Thus,

middle schools are specifically identified, and as an adjunct to both middle schools and high schools are athletic fields and facilities.

LU2.1 Public Realm Features

Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

The new Adams Elementary School's character is designed to engage the neighborhoods families and the greater community. The school and the playfields are intended to be a community and family resource. The school campus concept will help to maintain compatibility with surrounding development and retain the playfields on the east side of the campus. The classroom building will be in the west end across from office and multi-family uses. The main parking lot will be along the south side of the site with a driveway connection offset slightly from Fiske Street at 36th Avenue.

LU 5.1 Built and Natural Environment

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

The intent of the campus design is to create a holistic school and grounds that have interactions on a fundamental level between the building, neighborhood and the playfields. The result is to connect the landscape and exterior daylighting into the interior of the building via clerestory windows and open courtyards. This is achieved while creating a safe and secure learning environment for students and teachers. All of Spokane Public School's developments are sensitive to the built and natural environment. This is ensured through the inclusion of the City of Spokane in the planning process for all projects developed within the City, following the Washington Sustainable Schools Protocol, and addressing the requirements of the Municipal code and Comprehensive plan. The goal is to design a school building that connects students to their school, a place that they own. A safe, inclusive, welcoming place that students, neighborhood and the local community take pride in.

LU 5.3 Off-Site Impacts

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

The new school building would be shifted to the western edge of the site along Regal Street with the playground as currently existing on the eastern half of the

site. Bus drop-off and pick-up will remain on the south side of the site opposite a Ferris High School parking lot. Buses will use the indentation that currently exists along the north side of 37th Avenue. Also, on the south side of the campus (south of the new classroom building), across from the Ferris High School parking lot, will be the service area (mechanical yard and trash enclosure) with driveway with access from the main parking lot. The main parking lot will be along 37th Avenue with a new driveway access that would use the undeveloped Fiske Street right of way with an access on 36th Avenue just east of the Fiske Street intersection.

Parent drop off is located along the north side of the campus, along the south side of 36th Avenue which is across from existing single-family houses. A small guest parking lot with five stalls will be along the north side of the campus across 36th Avenue from the apartment complex.

Chapter 8 Urban Design and Historic Preservation

The plan identifies Historic Preservation as one of the fundamental elements of the plan and states: “The Comprehensive Plan recognizes the high value citizens place on historic resources in Spokane. Policies express public concern regarding their preservation and how to manage changes to these resources as they are impacted by new development.” The Adams classroom and multipurpose complex will be replaced with modern facilities in order to provide safer and more effective educational delivery. Although the building retains its historic integrity with the original 1910 building and 1917 and 1948 additions, the building will be demolished. Prior to demolition, however it will be documented photographically and narratively and placed on the Washington State Department of Archaeology and Historic Preservation’s WISAARD website.

Chapter 11 Neighborhoods

Policy N2.1 Neighborhood Quality of Life

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

The proposed Elementary School is replacing the existing school and will provide a new school as well as recreational/playground area that can be used by neighborhood residents. Further, the school itself can potentially be used for community recreation, and for neighborhood meetings.

Policy N7.1 Gathering Places

Increase the number of public gathering places within neighborhoods

With coordination with the School District, the facilities of the new elementary school could be used for neighborhood meetings and events.

3. Explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

The proposal is the replacement of the existing Adams Elementary School with a new three-story classroom building, gymnasium, music and art classrooms and studios, and outdoor playfields and courts. The site within the local neighborhood has been used as a school campus since 1910 and the city of Spokane water and sewer systems have been serving the buildings and campus.

The new Elementary School would use existing City of Spokane sewer and water which are currently available to the site. Avista Utilities natural gas and electricity are available to the site. Stormwater is disposed on site or runs off to existing catch basins in the street. The civil engineers will coordinate with the geotechnical engineers to provide a safe and effective stormwater management system. The campus would front along the north side of 37th Avenue and east side of Regal Street, both classified as Urban Minor arterials.

Spokane Transit Authority's (STA) Route 4 runs along Regal street to a stop across from the school at the northwest corner of Regal Street and 37th Avenue. A sheltered stop is in the southeast corner of 37th Avenue and Regal Street, along the east side of Regal Street just south of the intersection. Route 43 Lincoln/37th provides 30-minute weekday service from downtown between 6:20 am and 11:20 pm to the South Hill Park and Ride Lot. The route runs along 37th Avenue the entire length of the site with several stops between Manito Boulevard and Grand Boulevard. Route 4 runs along Grand Boulevard to 29th Avenue (stops at Manito) and turns to the east along 29th Avenue to Southeast Boulevard, the Regal Street and 57th Avenue to the Moran Station Park and Ride Lot. The route originates at the Five-Mile Park and Ride lot at 0525 then stops at the Downtown Plaza with a 0553 departure to the South Hill and Moran Park and Ride. Headways during the business day are 15 minutes and 30 minutes in the evening until the last departure from the Plaza at 2110.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape location, topography, soils, slope, drainage characteristics, the existence of ground or surface water, and the existence of natural historic or cultural features:

The 3.72-acre site has accommodated the Adams Elementary campus since 1910. The new three-story building would be built in the flat western half of the site and follow the guidelines and recommendations of the geotechnical and civil engineers in establishing grades, preparing the site for construction, and

structural specifications. Geotechnical reports indicate the soils to be suitable for construction, there is no surface water or flood zones, and there are no significant natural features. The geotechnical report noted undocumented fill, shallow groundwater, and shallow basalt but indicated the “site is suitable for use of shallow foundations.” The SEPA Checklist (issued on 6 July 2023) for the proposed project made a determination of “non-significance” for the proposed replacement school and reconfigured campus. Because the site has been developed as an elementary school campus, there are no natural, historical or cultural features remaining. A review of the site by the Spokane Tribe indicated “a low potential for encountering cultural resources.” As requested by the Tribe, an Inadvertent Discovery Plan (IDP) will be developed. As previously indicated, the existing school is potentially eligible for listing on the historic register and has been inventoried and documented on the WISAARD website in accordance with the state Department of Archaeology and Historic Preservation guidelines. The existing building will be removed and the site prepared for new playfields, parking lot and parent pick-up/drop-off.

5. **Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects of interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use:**

The project is allowed by the city’s zoning code, but will require a variance for its height of 47’-4” feet that exceeds the maximum wall height of 25 feet, and the roof height of 35 feet.

The SEPA checklist for the new Adams Elementary School, dated and distributed 7/6/2023 and with a comment period closing on 7/20/23, made a determination that the proposed project would not have a significant adverse effect on the environment.

6. **Proportion of Residential Household Living Uses**

The project will result in the removal of one single-family house at the northeast corner of the site, but the overall residential appearance and function of the area will not be lessened since the proportion of uses not in the residential household living category in the residential area will not be significantly altered.

Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:

- a. **number, size and location of other uses not in the residential household living category in the residential; and**

Since the 1910 the project site has been used as the campus of Adams Elementary School. The campus is within an institutional district that includes the Ferris High School campus to the south, multi-family to the east, north and west. Single-family uses have historically and remain the neighbors to the southwest and northeast. The school campus preceded and has been a neighbor to these uses since 1910 and has not affected the composition of neighborhood land uses.

b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

The new Adams Elementary School building will shift further to the west edge of the site and will change in size and orientation from the existing school building. The existing building complex includes the three-story classroom building and a one-story addition with kitchen and multi-purpose room to the north. Three portable classroom units spread to the east. Although the building replacing this structure will be a taller three-story building, it will be on the western half of the site, and will not be pressing up against the neighboring single-family residences. The building will be designed and landscaped in accordance with City of Spokane design and landscape standards. The campus will include solid attractive buildings, landscaping, turf play areas, gathering areas, driveways, and parking lots. The open spaces, gathering areas, and play grounds will be available to neighborhood residents during non-school hours. Further, the school will be available for neighborhood meetings and school-approved activities in a manner consistent with other Spokane Public School buildings and sites.

7. Physical Compatibility.

a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or

The site is 3.72-acre site that has housed the existing Adams Elementary School campus since 1910. The site has sufficient space to accommodate the new replacement Adams school campus. This is a district of institutional (Ferris High School), single family residential, multi-family and office uses. Single-family houses are across 36th Avenue to the north and kiddy-cornered to the southwest. Large apartment complexes are opposite the site of the school building, kiddy-cornered to the northwest and across 36th Avenue to the north. A day-care (former single-family house) and an office building are west across Regal Street. Single-family

houses are kiddy-cornered to the southwest. An apartment complex is across the undeveloped Fiske right of way to the east.

The new Adams Elementary School will be three stories in height and composed of brick, metal, glass and designed by a major local design team. The building design and landscaping will follow city of Spokane design guidelines and will be reviewed by the city of Spokane Design Review Committee. The building size and scale will be compatible with the size of the existing Adams School, but will be somewhat more compact, three stories in height, irregular in shape, and set on the western portion of the site. As an elementary school, as it has been since constructed in 1910 and expanded in 1917 and 1948, the building is significantly larger than the single-family uses kiddy-cornered to the southwest and across 36th Avenue to the northeast.

b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.

Yes, as stated above, the project has been reviewed by the city of Spokane Design Review Committee and presented in a community meeting. The building will be sited in the western end of the site with a minimal setback on Regal Street across from commercial uses.

8. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

a. noise, glare from lights, late-night operations, odors and litter; and

Historically, the site has generated noise and lights from the operations of the existing Adams Elementary School. The school has preceded most all of the single-family houses and apartment complexes in the neighborhood. The location of the building relative to the houses will change and the building will be nearer to those kiddy-cornered to the southwest, and about the same distance from those houses to the northeast. Thus, the lighting pattern and the view field will change. The design and specifications will follow guidelines to reduce the potential impact of yard and street lights. The bus drop-off lane will remain on 37th Avenue south of the school building. A new parking lot will extend along the southern edge of the site along 37th Avenue and be opposite the parking lot at Ferris High School. The access to the lot, however, will run along the Fiske Street right of way and intersection 36th Avenue just east of the existing intersection. The

driveway and parking lot will be illuminated with lighting that has minimal lateral spread to reduce potential impacts to those houses as well.

A new fire access lane which will also function as a service drive will access the site through the main parking lot.

The school district has a maintenance staff at the school that will be responsible for maintaining the building and the grounds. It is not expected that the school or its activities would generate noxious or offensive odors.

Facilities on the campus will be available to the neighborhood during non-school hours in a manner consistent with other Spokane Public School buildings and sites. The use will be compatible with the neighborhood.

The project would add landscaping as well as street trees in accordance with an overall site landscaping plan.

b. privacy and safety issues.

The new school building will be three-stories in height and nearer to the west boundary and should not affect the privacy or safety of surrounding residences.

The school building, campus, driveways and parking areas will be illuminated with state-of-the-art fixtures that will minimize spill-over light. The building will be alarmed and include a fire control system and security monitoring system.

Playgrounds will be available for neighborhood use per Spokane Schools policies and provide active use areas during non-school hours.

9. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.**

Adams Elementary School has been operating on the site since 1910 and traffic has moved efficiently along 36th and 37rd avenues and Regal Street without significant conflict.

b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area.

Evaluation factors include:

i. street capacity, level of service and other performance measures;

The school has been operating at this site with the street and traffic pattern that has evolved around the site since 1910. It is expected that project impacts will occur in off-peak hours and will not pose a LOS concurrency issue, thus no significant impacts to traffic flow or congestion are expected. A Trip Destination and Generation Memo was submitted to the City by T-O Engineers in November 2022. Current traffic peaks are expected to be in the morning between 08:00 and 09:00 AM and the afternoon between 2:30 and 3:30 PM. Total school-day trips are projected at 795 with peak hour trips allocated as follows: AM Peak Hour – In 142, Out 121, for a total of 263 trips; PM Peak Hour – In 72, Out 86, for a total of 158 trips.

ii. access to arterials;

Adams school fronts along the east side of Regal Street and north side of 37th Avenue, both minor arterials. The intersection of Regal and 37th is signalized. Access to the campus is from 36th Avenue, just east of the Regal Street intersection. The school bus drop-off lane will continue to access the site from 37th Avenue.

iii. connectivity;

The project will maintain connectivity for vehicle and pedestrian/bike users by retaining sidewalks along the frontages of the site. A guest parking lot with five stalls will be located north of the school building with access from 36th Avenue; and a new access driveway on 36th Avenue, just east of the Fiske Street intersection, will service the new parking lot along the southern edge of the site.

iv. transit availability;

Spokane Transit Authority's (STA) Route 4 runs along Regal street to a stop across from the school at the northwest corner of Regal Street and 37th Avenue. A sheltered stop is in the southeast corner of 37th Avenue and Regal Street, along the east side of Regal Street just south of the intersection. Route 43 Lincoln/37th provides 30-minute weekday service from downtown between 6:20 am and 11:20 pm to the South Hill Park and Ride Lot. The route runs along 37th Avenue the entire length of the site with several stops between Manito Boulevard and Grand Boulevard. Route 4 runs along Grand Boulevard to 29th Avenue (stops at Manito) and turns to the east along 29th Avenue to Southeast Boulevard, the Regal Street and 57th Avenue to the Moran Station Park and Ride Lot. The route originates at the Five-Mile Park and Ride lot at 0525 then stops at the Downtown Plaza with a 0553 departure to the South Hill and Moran Park and Ride. Headways during the business day are 15 minutes and 30 minutes in the evening until the last departure from the Plaza at 2110.

v. on-street parking impacts;

The existing school parking lot on the northwest quadrant of the campus contains 42 parking stalls. An indented bus loading zone is along the north side of 37th Avenue. A parent drop-off-zone is along the south side of 36th Avenue with restricted parking along the campus boundary to Fiske Street. Parking is available along the north side of 36th Avenue and will not be affected by the proposed project.

A new parking lot forty-seven spaces will be constructed along the south side of the campus guest parking lot with access from 36th Avenue. Additionally, a five-stall guest parking lot with access from 36th Avenue will be on the north side of the new school building. Additional parent pick-up/drop-off lane will be constructed along 36th to widen the pavement.

Parking is allowed neither along the Regal Street nor the 37th Avenue frontages.

On-site parking and passenger loading zones will be in accordance with city standards and Spokane School district needs.

vi. access restrictions;

No access restrictions are proposed with the project.

vii. neighborhood impacts;

The Adams Elementary School has been in neighborhood since 1910, well before most of the residences that surround it were built. A Ferris High School parking lot is across 37th Avenue to the south. Single-family houses built in the 1950s are kiddy-cornered to the southwest. A converted single-family house and office building are across Regal to the west. Apartment complexes are kiddy-cornered to the northwest, and across 36th Avenue to the north of the school building. Single-family houses are north of 36th across from the playground; all were built after the campus was established. An apartment complex is east of the southern half of the east boundary.

The overall impact to the neighborhood will be that of a new reconfigured elementary school campus with the same impacts as have historically taken place. The location of the school building, however, will be shifted further west than the existing building and would occupy the existing building footprint as well as that of the existing parking lot. Thus, the proximity of the school will be nearer to the neighbors to the west. Also, the scale of the new building will be taller and the façade will be nearer thus affecting the openness of the existing context. The views of the single-family residences along the north side will remain that of a grass playfield. The overall activity of the site is not expected, however, to substantially change or to be adverse.

viii. impacts on pedestrian, bicycle and transit circulation;

The proposed elementary school will not impact transit circulation which presently uses 37th Avenue and Regal Street Avenue south and west of the Adams campus. Existing sidewalks will maintain pedestrian circulation along the bordering streets along Regal Street and 36rd and 37th avenues. The provision of these facilities will improve pedestrian and bicycle mobility and safety.

ix. safety for all modes; and

Spokane Public Schools will follow best transportation practices in separating vehicle, bus, and pedestrian/bicycle travel modes in accessing and circulating through the site. The bus loading/off-loading driveway will remain separated on 37th Avenue; while the parent loading zone will remain along the south side of 36th Avenue with a longer indented lane that will extend to the eastern boundary of the campus. This promotes safety for all roadway users through design, which the District has employed successfully on their last several school projects.

x. adequate transportation demand management strategies.

The primary impacts of the school will occur outside the weekday PM peak hour, the highest hour of travel demand in Spokane. In effect, this is a substantial TDM strategy schools employ innately with no need for further strategy.

c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.

Please See Number 3 above.

JOHN A. ELDER

Digitally signed by JOHN A. ELDER
DN: C=US, E=johnel@spokaneschools.org,
O=SPOKANE PUBLIC SCHOOLS,
OU=CAPITAL PROJECTS AND
PLANNING, CN=JOHN A. ELDER
Date: 2024.01.09 12:20:11-08'00'