



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

Spokane Municipal Code Section 17C.110.100 Residential Zone Primary Uses allows a school to be constructed in a single-family residential zone provided a Conditional Use Permit is granted.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

The renovation and addition to the historic Franklin Elementary School is consistent with the approach, design and goals of the City of Spokane Comprehensive Land Use Plan 2012 in the following ways: centrally located in neighborhood, traffic safety, design compatible with neighborhood character, high level of community involvement, retains existing school site and shared community open space. Policies for city-wide facilities, urban design, and historic preservation support the proposed remodel and addition.

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

The site is currently and has been used for a school since 1909 with an addition in 1953. The demolition of the 1953 addition and addition of a new classroom, multi-purpose, and gymnasium wing will not effectively change any of the existing services and utilities.

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 property is currently used as an Elementary School campus and accommodates classroom buildings, portables, playgrounds, parking lots, and open space, and will be redeveloped as such. Along with facility improvements, the site, parking, loading and unloading, and drainage will be improved and brought into compliance with current standards.

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 or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

As outlined in the SEPA Checklist and Determination of Non-significance (4/19/2016), this project will not have significant adverse effects on the environment and surrounding neighborhood. Reports by Strata geotechnical Engineers, Morrison Maierle Traffic Engineers, and an Industrial Hygienist indicated no significant adverse impacts.

### **(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)**

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

NA

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.