



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

Hutton Elementary School is located in the Residential Single Family (RSF) zone. In the Residential Single Family zone, a school is considered a conditional use. SMC 17C.110.100(C) and (D). A conditional use in a residential area is subject to the decision criteria set forth in SMC 17G.060.170(C) and SMC 17.C.320.080(F)(1)-(4). "New buildings [in the RSF zone]...require a Conditional Use Permit and are processed as a Type II Application. SMC 17C.110.110(A)(7).

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

This proposal for Hutton Elementary meets the goals, objectives and policies of the Comprehensive Plan, some of which are:

LU 6.3 School Locations: This policy suggests that *"school sites should be well located to serve the service area"* and that *"they are readily accessible for pedestrians and bicyclists"*. With an existing building and the site defined by two local streets, the proposal for Hutton accomplishes this. The proposed modifications to pedestrian circulation and the close attention to bus parking and parent drop off provides a safe and convenient route for students to access the building on foot or bicycle while at the same time alleviating much of the existing congestions of bus and parent traffic.

LU 6.5 Elementary and Middle School Locations: This policy encourages the District to *"Locate elementary and middle schools centrally in their service area on sites that allow children to walk safely to school"*. The school is situated near the center of the attendance area. The reconfiguration of the bus drop-off area as well as designated parent drop off zones will improve pedestrian access and safety as student approach the school.

LU 6.8 Schools As a Neighborhood Focus: This policy *"Encourage[s] school officials to retain existing neighborhood school sites and structures because of the importance of the school in maintaining a strong, healthy neighborhood"*. It was important to Spokane Public Schools to retain this building not only because of its importance to the Historic Rockwood District but also because of its importance to the neighborhood in general. The building and site are well-used by the district and the community which reinforces their concept of integration between schools and community, an important design standard established by the district. This represents an expansion of education in people's lives and a greater sharing between educational and other community facilities such as libraries, health centers, parks and recreation, etc. Spokane Public Schools acknowledges the impact and importance of a school contributing to a strong healthy neighborhood.

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

In consideration of concurrency requirements, Hutton Elementary does not result in a level of service below the standard for available capacity for public water, public wastewater (sewer and stormwater), solid waste disposal or recycling. For transportation, a traffic analysis was conducted with the conclusion that the levels of service will be well within acceptable ranges. For



police protection, fire protection, parks, recreation and libraries, the proposal is also within the standard available.

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 existing Hutton Elementary building will retain its historical façade along the west, northwest and southwest elevations. The property is well suited for the current school, and the reconfigured school building and associated parking improvements will improve upon the site for pedestrian and vehicular traffic.

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.

There are no significant adverse impacts on the environment or the surrounding properties as a result of this proposal. See Determination of Non-Significance dated September 4, 2013 issued by the responsible official, Gregory S. Brown, AIA Director of Capital Projects. An environmental checklist with referenced studies supported this determination.