



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Administrative Conditional Use Permit - Northwest Middle School and Joe Albi Stadium Replacement

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

4918 W. Wellesley Avenue

APPLICANT

Name: Spokane Public Schools

Address: 200 N. Bernard, Spokae, WA 99201

Phone: 509.354.5775 Email: gregoryf@spokaneschools.org

PROPERTY OWNER

Name: same as above

Address:

Phone: Email:

AGENT

Name: Greg Forsyth, Spokane Public Schools, Director of Capital Projects and Planning

Address: same as above

Phone: Email:

Assessor's Parcel Numbers: 26344.0021

Legal Description of Site: SE 1/4 Section 34, T26N, R42E, W.M.

Size of Property: 67.3 acres

List Specific Permits Requested in this Application: Conditional Use

SUBMITTED BY:

Greg Forsyth, Director of Capital Projects and Planning

S Forsyth 9.1.20

- 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 _____ to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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



Conditional Use Permit Application

Planning Services Department

The proposed action requires approval of:

- Administrative Conditional Use Permit (Type II)
- Hearing Examiner Conditional Use Permit (Type III)

All Conditional Use Permits must provide the following information: See attached responses

1. List the provisions of the land use code that allows the proposal.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
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.
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.

In addition to Questions 1-5, all Institutional or Other Uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:

6. Proportion of Residential Household Living Uses.
The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. 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
 - b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

(Continued on back)

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

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
- b. privacy and safety issues.

9. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.
- 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;
 - ii. access to arterials;
 - iii. connectivity;
 - iv. transit availability;
 - v. on-street parking impacts;
 - vi. access restrictions;
 - vii. neighborhood impacts;
 - viii. impacts on pedestrian, bicycle and transit circulation;
 - ix. safety for all modes; and
 - x. adequate transportation demand management strategies.
- 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.

Signed by: _____



9.1.20

Greg Forsyth, Director, Capital Projects and Planning

CITY OF SPOKANE CONDITIONAL USE PERMIT APPLICATION

Albi Stadium and Northwest Middle School

4918 W. Wellesley Avenue

Site size: 67.3 acres

Parcel number: 26344.0021

Land use plan – institutional as is Veteran’s Administration Medical Center; Merkel Sports Complex is open space

Zoning – RSF as is Dwight Merkel Sports Complex

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

The Albi Stadium site as a location for the new Northwest Middle School, and for a new football/athletic field, is zoned Single-Family Residential. Likewise, the surrounding properties to the north, west, east, and south are zoned Single-Family Residential. One exception is the southwest corner of Wellesley Avenue and Assembly Street across from the Veteran’s Administration Medical Center (VAMC) is zoned Neighborhood Retail (NR35).

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 middle school project is allowed by the city’s zoning code, but will require a variance for its height of 38 feet that exceeds the maximum wall height of 25 feet, and roof height of 35 feet.

The new high school athletic stadium will be lower in height than the existing Albi stadium. As does the existing stadium, the new athletic facility will have pole mounted field lighting on four standards. The expected height of the standards will be 90 feet. The press box will top out at 47’6” above grade.

The proposed project would involve the reconfiguration and reduction of the existing Albi Stadium into a Spokane Schools athletic field that would be used for high school athletic events. The seating of the new athletic facility would accommodate 5,000 to 6,000 fans. Additionally, up to five practice fields, (1 built with current project, 4 future), would be provided in areas west and east of the former stadium footprint. This complex would be compatible with and complementary to the Merkel Sports complex, adjacent to the north.

Title 17 C Land Use Standards describes School (17C.190.480B) Accessory uses for schools include play areas, cafeterias, recreational and sport facilities, auditoriums, parking and before-after-school daycare. The proposed high school athletic complex-sports facility is accessory, (as is the existing Albi Stadium), to the group of Spokane high schools and parallels the relationship of Lewis and Clark High School and Hart Field. Hart is adjacent to Jefferson Elementary School and across the street from Sacajawea Middle School, but about three miles distance from Lewis and Clark.

The RSF zone also permits the location Parks and Open Area (of [Section 17C.190.460C](#)) functions that will be included in both the high school athletic complex and the middle school – "...large areas consisting mostly of vegetative landscaping or outdoor recreation,..".

Another consideration for both projects is site signage. Since the site will host two different functions, (i.e. normal middle school operations plus high school and community athletic events), it will need more street signage than a typical site. It is proposed that a monument sign of some vertical height, (10'-20'), will be placed at the southeast corner of the site at the primary vehicle entrance to the stadium along Wellesley. This sign will act as an introduction to the stadium and essentially announce the entry point for the stadium complex. A second sign is proposed, positioned at the middle school visitor parking entry on Wellesley and will serve as an introduction to the middle school and as a digital sign for district communication typical of other Spokane Public Schools facilities throughout the city. Both signs will be integrated into the landscape.

One last consideration for both projects is parking; the intent is that the middle school site provide parking as required for middle schools, this parking will be placed appropriately proximate to the middle school. Additionally, since the playfields of the middle school will serve community athletic needs and is part of a larger athletic field complex, it is proposed that some additional parking beyond the middle school requirements is placed adjacent to the middle school playfields for convenience to those fields.

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

The 67.3-acre site has been home to the 30,000 seat Albi Stadium and associated parking area since 1950. High schools have played football in the stadium since its opening in 1950, and most recently, been the primary user of the stadium. Although not on the site, but adjacent to the southwest corner, Stadium Elementary School opened at W. 5110 Wellesley Avenue in 1954 and housed students there until closed in 1972 and sold as surplus property in 1981. The site is now used by Ball and Dodd Funeral Home.

The city-owned site was also touted as an example of Spokane Schools and city of Spokane partnership wherein the city would provide unused city land to the district for the new middle schools. Spokane Public Schools also will exchange property for

Spokane Public Library to build on property formerly owned by SPS. The positive outcomes to the city and contributing to “Healthier Neighborhoods” included new neighborhood schools, new meeting places, and new play facilities. The voters approved the concept approving three new middle schools which included a new middle school on the city-owned Albi Stadium property—“whether or not the stadium will be demolished or down-sized.” Furthermore, an advisory vote was included by the Spokane School Board to confirm the location of the proposed new high school football/athletic facility. The Albi site was confirmed by District voters.

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 11): “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.”

The Land Use Plan designates the area including the Joe Albi Stadium site, the Veteran’s Administration Medical Center, and southerly portion of the Dwight Merkel Sports Complex as Institutional.

LU 6.3 School Locations

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 middle school was included in the 2018 bond issue in which the project was approved by Spokane voters. Additionally, an advisory vote was included by the Spokane School Board to confirm the location of the proposed new high school football/athletic facility. The alternatives included the existing Albi Stadium and downtown Spokane in the vicinity of Boone Avenue and Washington Street. The voters favored the Albi location for the new athletic facility.

LU 6.8 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.

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) – 1/2020

The Land Use Map designates the Albi Stadium site and the adjacent VAMC campus as Institutional. The neighborhood across Wellesley to the south is designated as Residential 4-10. The adjacent properties to the west and north are designated for Open Space.

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. That would include football/soccer fields and seating as well as lighting for night games.

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.” Because of alterations to seating, press box, field configuration, and locker rooms, the stadium no longer retains its historic integrity and is therefore not eligible for listing on the historic register.

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 Middle School 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 N3.2 Major Facilities.

Albi Stadium is an existing major facility that the neighborhood grew up around since the 1950s. The stadium has been used for major athletic—starting with high school football—and entertainment events for seventy years. September 15, 1950 was the “kick-off” event at the Spokane Memorial Stadium:

As reported in *The Spokesman-Review* on September 16, 1950. “**23,000 Witness 13th Merry-Go-Round Contest**” “King Football has found a home in Spokane. According to the article: “Last night an estimated 23,000 persons turned out to see the unveiling of Spokane memorial stadium. The 13th annual Vic Dessert high school Merry-Go-Round football game was played in crisp autumn weather that provided perfect setting for the classic. “

This facility will be reduced in size, reconfigured, and oriented to high school athletic events and be more in scale with the neighborhood. Additional fields next to the main

athletic field are also proposed. This complex would supplement the existing Merkel Sports Complex adjacent to the north and be available for middle school athletics.

Policy N7.1 Gathering Places

The reconfigured high school athletic stadium will be designed to host field sports such as soccer, lacrosse, football, and graduation ceremonies. Also included will be a children's play area to better accommodate family events.

Increase the number of public gathering places within neighborhoods
With coordination with the School District, the facilities of the new middle school could be used for neighborhood meetings and events. Likewise, the playfields would be accessible to the neighborhood when school is not in session.

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

The proposal is the replacement of the existing Albi Stadium with a smaller facility that would accommodate high school athletic events. The number of seats would be reduced from 30,000 to 5,000 to 6,000. Currently served by city of Spokane water and sewer, the reconfiguration of the stadium would concurrently upgrade the 1950s utility infrastructure. There would also be a reduction in water consumption and waste generation from historic levels because of significantly reducing the seating capacity. Replacement of the existing energy systems would also result in more energy-efficient heating and lighting, thereby reducing energy consumption over existing conditions.

The new middle 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 campus would front along the north side of Wellesley Avenue, a neighborhood street that becomes a city arterial about 1200 feet east at the intersection of Assembly Street. This intersection is proposed by the city of Spokane to be reconfigured as a traffic circle, but funding has not yet been allocated.

Spokane Transit, Northwest Boulevard route, No. 22, runs along Wellesley and Assembly Street with a stop at the intersection of those streets.

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 Albi Stadium property overlays the former Baxter Army Hospital site which during WWII was covered with temporary medical and support facilities. With the exception of the basin and berm which comprise the Stadium, the site is essentially flat and with a

gradual slope to the southwest. The southern half of the site is used as surface parking on a gravel lot. The land around the stadium is also relatively flat and with a gradual slope to the south-southwest. The existing Albi Stadium has operated on the site since 1950 and the proposed new high school athletic facility would fit within the footprint of Albi.

The level parking area can accommodate the middle school building and play fields. Geotechnical reports indicate the soils to be suitable for construction, there is no ground or surface water, flood zones, and there are no significant natural features. The SEPA Checklist for the proposed project issued a determination of “non-significance” for the proposed addition. The Albi Stadium itself has been altered over the years and does not retain sufficient integrity to be listed on the Spokane Register of Historic Places. There is a memorial plaque on the north side of the stadium that will be retained and incorporated into the landscape plan of the new high school athletic facility. Likewise, the bronze sculpture “Joe Fan” (as a season ticketholder in perpetuity) would be integrated into the new stadium with a designated seat to view the games, retaining the tradition of taking your photo with “Joe Fan.”

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 middle school project is allowed by the city’s zoning code, but will require a variance for its height of 38 feet that exceeds the maximum wall height of 25 feet, and roof height of 35 feet.

The new high school athletic stadium will lower in height than the existing Albi stadium. As does the existing stadium, the new athletic facility will have pole mounted field lighting on four standards. The expected height of the standards will be 90 feet. The press box will top out at 47’6” above grade.

The project will generate vehicular traffic: the middle school will generate weekday traffic during the school year; and the athletic complex would generate traffic, typically evening and night time traffic during events. These traffic volumes would be lower than have historically been generated by major events at Albi Stadium.

The SEPA checklist for the Albi Stadium reconfiguration and reduction and construction of the new Northwest Middle School, dated 7/30/2020 and with a comment period closing on 8/13/2020, 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 overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. 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

The project site has historically, since 1950, been used as Albi Stadium and parking lot. Further, the adjacent properties to the west include the site of the former Stadium Elementary School, and the Fairmount Cemetery; and the adjacent property to the east houses the Veteran's Administration Medical Center, and Naval Reserve. During World War II, the entire site was used as a U.S. military hospital. The single-family neighborhood to south of the site—south of Wellesley Avenue—grew up at the same time the Stadium was developed. The Stadium has been in active use since 1950, hosting collegiate football games with up to 30,000 spectators, musical events, rodeos, soccer, and high school football.

The entire area north of Wellesley Avenue and west of Assembly Street has been allocated to medical, sports and entertainment, and cemetery use since 1950 and before.

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

The reconfigured Albi Stadium will be reduced and reconfigured from a capacity of 30,000 seats to 5,000 to 6,000 seats. The primary use will be high school athletics, as consistent with current use. Thus, the scale and potential intensity of use will be significantly reduced from its capacity but consistent with the existing relationship with the neighborhood. The southern portion of the site is currently a gravel parking lot which at its peak use was filled with automobiles parking directly across Wellesley Avenue from the single-family neighborhood. Events were held during the day as well as night, thus automobile headlights were also illuminating the site and adjacent streets before and after these events.

The new Northwest Middle School will occupy the southwest corner of the former parking lot, near where the former Stadium Elementary School was sited. Although the school building will add a large mass to the site, it will be set back 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, and signage as described in question 1, above. The open spaces, gathering areas, and play grounds will be available to

neighborhood residents during non-school hours. Further, the building will be available for neighborhood meetings and school-approved activities.

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 a 67.3-acre site with sufficient space to accommodate the reconfigured Albi Stadium, improved and landscaped parking lots, a child's play area, and the new Northwest Middle School campus. The Stadium will be well setback from Wellesley Avenue—in the footprint of the existing Stadium. The lands surrounding the Stadium include the cemetery, Dwight Merkel Sports Complex to the north, and the VA Medical Center to the east. This is a district of institutional, open space and recreational uses. There are no residential uses north of Wellesley Avenue and west of Assembly.

The new Northwest Middle School will be two stories in height and composed of brick, CMU, metal, glass and designed by 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. Conceptual plans show the building will be setback approximately 90 feet from Wellesley Avenue. The building size and scale will be compatible with the size of the site and historic uses, but, as a middle school, it is significantly larger than the single-family uses across the street. Finally, the single-family houses along the south side of Wellesley Avenue face the south with the backyards along Wellesley and facing the project site. Thus, the south side of the street is occupied by garages, fences, outbuildings, parked vehicles and campers, solid waste containers between Royal Court and Hartley Street. The site will transition from an expansion grass and weed-filled gravel parking lot to an attractive, well-articulated and designed building within a manicured landscape campus.

- 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 will be reviewed by the city of Spokane Design Review Committee.

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 automobiles of those persons attending events at Albi Stadium, both day and night. Up to 30,000 persons attended those events and used Wellesley Avenue and other neighborhood streets to access the parking area along the north side of Wellesley Avenue.

The reconfigured stadium will be managed and maintained by School District 81. The new Northwest Middle School will be a new use and activity on the site. It will operate as a typical Spokane Schools middle school with classes and student activity during the weekdays of the school year. 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. Currently the site presents a gravel shoulder along Wellesley Avenue, grasses, weeds, and boulders along the site frontage. The project would add landscaping as well as street trees in accordance with an overall site landscaping plan. Signage will also be provided in the southeast corner to announce the entrance to the athletic stadium and further west on Wellesley Avenue to identify the entrance to new middle school. Also, typical of other Spokane Public Schools, a digital message board would be provided.

No atypical odors are expected to be generated by the school or the athletic facilities. Adequate receptacles will be provided for disposal of trash and janitorial and grounds staff would collect litter on the grounds.

b. privacy and safety issues.

The new middle school will provide an active use on what is now a gravel parking lot. The building, campus, driveway 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.

9. Public Services.

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

Wellesley Avenue not meet the CoS design standard of a local street currently. This is a 28-to 32-foot strip-paved road with no curbing, drainage features, or sidewalk from about 250 feet west of Hartley Street to nearly King Street. The street does have sidewalk and curbing from

King Street to Assembly Street, but the strip paving persists with the outer 7 to 8 feet on each side being graveled inside curb-lines. Spokane Public Schools would extend half-street improvements along property fronts to bring the roadway up to CoS standard, including pavement to new curbing, drainage, swales, and a landscaping strip that buffers separated sidewalk from the street.

- 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;

Project impacts will occur in off-peak hours and does not pose a LOS concurrency issue. A Threshold Determination and Supplemental Study #1 was submitted to the City by T-O Engineers in March and July of 2020, respectively. These studies conclude the 138 trips generated by the school during the PM peak hour of a typical weekday can be accommodated at site driveways and at the Wellesley Avenue/Assembly Street intersection, meeting LOS concurrency standards. The long term-implications of traffic throughout this region will be addressed by a roundabout the City has planned for this intersection, as funding becomes available. The higher traffic generation timeframes of Joe-Albi would be addressed with traffic controllers to assure mobility and safety. These high volume conditions are only anticipated two or three weekdays per year.

- ii. access to arterials;

Access to the arterial street network will be most directly provided by Wellesley Avenue via the intersection with North Assembly Street. As indicated prior, LOS concurrency standards will be met during the typical PM peak hour following project development, indicating successful integration with the arterial street network.

- iii. connectivity;

The project will promote connectivity for vehicle and pedestrian/bike users by completing half-street improvements along property fronts including pavement to new curbing and a landscaping strip that buffers separated sidewalk from adjacent street traffic. Additionally, access to the Albi site will be available from the north side via the driveway to the Dwight Merkel Sports Complex from North Assembly Street opposite Rowan Avenue.

- iv. transit availability;

Spokane Transit Route 22, Northwest Boulevard, operates through Assembly/Wellesley intersection with stops within 150 feet east of the intersection, about 0.25-miles from the new school. Sidewalk frontage improvements provided by Spokane Public Schools will help transit users access this route.

v. on-street parking impacts;

The Albi and the Northwest Middle School projects will provide on-site parking and passenger loading zones in accordance with city of Spokane standards and Spokane School district needs. At this time, no restriction that would eliminate parking along the curb in front of the school is proposed. Currently, although there is room to park, the unimproved strip along the Wellesley Avenue site frontage is not typically used for parking.

vi. access restrictions;

No access restrictions are proposed with the project, as LOS standards can be met Wellesley Avenue, a low-volume local street. With that said, the site will be developed with counterclockwise movements so students can be dropped right-curb side by parents and buses. This lends itself towards predominantly inbound movements at the easterly driveway and outbound movements at the westerly driveway. Inbound and outbound movements are likely at both approach during Joe Albi operation hours.

vii. neighborhood impacts;

The school project will front about sixteen residential lots, most of which back to Wellesley Avenue with front yards facing Hoffman Place. School activities will present a new impact to these homes. Traffic will access the neighborhood via Wellesley Avenue with some possibility of cut-through via Royal Court and King Court, but this is not a superior alternative route so this diverted traffic should be minimal. The reduction in the scale of Joe Albi will significantly reduce impacts on the adjacent neighborhood during event conditions. This statement is true even of more recent history, as the highest attended sporting events have been associated with Mead School District, and Mead sporting events will get reassigned to their new District stadium. Thus, event

impacts should be diminished for the neighborhood with opening of stadium revisions.

- viii. impacts on pedestrian, bicycle and transit circulation;

Per the Threshold Supplement #1 (T-O, 2020), approach and departure routes should largely be developed and in place to accommodate pedestrians and bicyclists, less a 200 foot section of ROW owned by the VA hospital. The provision of these facilities will improve pedestrian and bicycle mobility and safety, which includes more sufficient access to Spokane Transit Route 22, Northwest Boulevard (noted above).

- 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. 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 and even Joe-Albi will occur outside the PM peak hour of the typical weekday, the highest hour of travel demand with 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.