



Conditional Use Permit Application

The proposed action requires approval of:

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

See attached for response to following questions.

All Conditional Use Permits must provide the following information:

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.

**Logan Elementary School Addition
Application for Conditional Use for Community Wellness and Early Learning
Centers.**

Logan elementary school was completed in 1980 to replace the historic Logan School which had occupied the site since the 1890s.
915-1001 E. Montgomery Avenue, 99207

Parcel numbers: 35081.6202; 35081.6203; 35081.6201; 35081.6101; and 35084.0406; 35084.0405; 35084.0404; 35084.0403; 35084.0402; 35084.0401. Total of 4.65 Acres

Legal Description. HEATHS 5TH L4B4 TOG 2/2 15 FT OF VACATED COLUMBUS LYG E OF AND ADJ SD LT TOG 2/ VAC ALLEY LYG W OF & ADJ

Land use plan – CC Core; one lot deep strip along east side of Hamilton Street along site and blocks to north and south.
Residential 4-10 for remainder of site

Zoning – CC1-DC; and Light Industrial along west side of Perry Street to Buckeye RSF on remainder of site as well as blocks to north, south, and east.
City of Spokane Conditional Use Permit Application

Project building area – 4,965 square feet; ELC area – 3,275 square feet; ELC students – max of 40; Wellness Area – 1,690 square feet. Parking – currently provided 43 (2 HC), parking required 31 spaces. Parking required to Wellness Center – 4 spaces; parking required for Early Learning – 5 spaces

The Early Learning classrooms would be constructed adjacent to the south end of the southeast corner of the building, and Community Wellness Center would be within that addition. Entry for the Wellness Center will be exterior with access from the east end of the parking lot.

Start date Spring 2023, estimated completion date – Fall 2023.

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

The project site is Logan Elementary School in the Logan Neighborhood, bounded on the west by Hamilton Street, east by Columbus Street, south by Montgomery Avenue, and north by Carlisle Avenue. The comprehensive plan designates the bulk of the site, including the site of the school building and proposed addition, as Residential 4-10 RSF. The row of parcels in playground use fronting Hamilton Street is designated Center and Corridor CC Core.

The zoning follows suit, with corresponding RSF zone and CC1-DC zone. All the zones allow schools as permitted uses

The property across Hamilton Street to the west is also zoned CC1-DC. The blocks to the north, east, and south with the exception of the strip traversing the site along the east side of Hamilton Street are zoned RSF.

The Type 1 (CC1): Center and Corridor Overlay Zone – Pedestrian Emphasis/Auto Accommodating - is intended to promote the greatest pedestrian orientation of the center and corridor zones. (Section 17C.122.020.A.) Allowed uses include: Government, Public Service or Utility Structures, Social Services and Education.

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 constructing two new rooms to the existing Logan Elementary School. The addition would be within the RSF zone but the size of the addition is less than 5,000 square feet. According to the conceptual site plan, the additions would house an Early Learning Center and a Community Wellness Center.

According to City of Spokane planning, “The Early Learning use is classified as a daycare, per the exception called out in 17C.190.480.D.1. Per 17C.110.110 preschools or daycare centers up to 40 children are permitted in the RSF zone if locating within a building that currently contains a school. Because the Early Learning Classrooms are an addition and not proposed to be located within the existing building, the Early Learning use will require a Type II Conditional Use Permit.”

Likewise, the community Wellness Center is within the “Medical Center” category, also allowed in the RSF zone, and subject to the Conditional Use Permit process.

Therefore, a Conditional Use Permit and community meeting will be provided in conjunction with the application and permitting process.

According to the Design Review staff, “The project will need to follow the [Institutional Design Standards](#) which are 17C.110.515- 17C.110.575. It will also need to follow the [Public Project Design Guidelines](#)”

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

The Land Use Plan designates the bulk of the site including the location of the proposed addition as Residential 4-10. The across the street properties are also designated Residential 4-10.

Although this project was not part of the 2018 Bond Election, it follows with some of the same objectives cited in that process: “Enhancements to school safety/security,” and Additional space for option programs.” The positive outcomes to the city and contributing to “Healthier Neighborhoods” included new play facilities; “Smarter Community” with enhanced opportunities and enhanced literacy; “Safer Community” with more activity and more investment in neighborhoods.

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.”

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 Logan School, although the new school dates to 1980, has occupied this site for more than a century and is an integral part of the Logan neighborhood. The proposed addition with its uses would expand the capability and increase the schools neighborhood utility by adding the Early Learning and the Wellness Center, both of which would benefit neighborhood residents. These facilities improve neighborhood quality by expanding educational and health services within an existing neighborhood school.

LU 6.4 City and School Cooperation Continue the cooperative relationship between the city and school officials. Discussion: The city has a modest role to play in school planning. Public schools are operated by local school districts and governed by state and federal laws and regulations. These laws thus perform much of the role of a functional plan for schools. School districts complete the remaining tasks of planning. Nevertheless, there are important things the city can do. Through good planning, the city can ensure that the environments around

existing and future school sites are conducive to their needs. The safety needs of school children and the need for school buildings to be appropriately accessible to their service areas should be considered. The city can certainly continue to work closely with school officials and neighborhoods to serve citizens. In addition, the Growth Management Act requires cities and school districts to cooperate in capital facility planning.

As stated above, the projects enhance and expand the educational services of the school and adds a Wellness Center, a new service to benefit the neighborhood.

LU 6.8 Schools As a Neighborhood Focus

LU 6.6 Shared Facilities. Continue the sharing of city and school facilities for neighborhood parks, recreation, and open space uses. The project would include an outdoor play area, that would be available to the neighborhood as permitted by the School District.

LU 6.7 Sharing and Programming Planning. Develop a joint plan for the city and school districts serving Spokane for sharing and programming school sites for common activities.

The proposed Wellness Center and playground are facilities that will be available to the Logan neighborhood as allowed by the school programs.

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) – 2/2022

The Land Use Map designates the Foothills-Hamilton corridor between Spokane Falls Boulevard (Trent) and North Foothills Drive as CC Core. The uses to the fronting the east side of Hamilton Street include the school playground and a mix of commercial and residential uses. The single-family neighborhood bounding the north, east, and south of the school campus is designated as Residential 4-10.

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.” Since the new additions will connect to the existing school which is a modern building, no off-campus buildings will be adversely impacted by the proposed project. Several buildings, including the

church across Montgomery from the project site, are potentially historic, but would not be adversely impacted by the addition.

Chapter 10 Social Health

The following policies support the provision of the Wellness Center as a joint use within the new addition to Logan School.

SH 2.6 Joint-Use Facilities Provide for the joint use of facilities that clusters services for child or adult day care, health care, human services, libraries, schools, and cultural, recreational, and educational programs, as needed.

SH 4.1 Universal Accessibility Ensure that neighborhood facilities and programs are universally accessible

SH 5 PUBLIC BENEFIT USES Goal: Create policy framework, laws, and regulations that expand and develop wellness programs, affordable and accessible health and human services, affordable and ADA-accessible housing, child and adult day care, and other public benefit uses.

SH 5.2 Neighborhood-Level Health and Human Services Provide financial, regulatory, and tax incentives for business and property owners, service providers, and developers in order to increase the number of neighborhood and district centers where health and dental clinics, and human services are available.

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 addition will provide a early leaning opportunities, a wellness center, as well as recreational/playground area that can be used by neighborhood families. Further, the school itself can continue to be used for community recreation, and for neighborhood meetings. In all such cases, use would be in a manner consistent with other Spokane Public School buildings and sites.

Policy N8.1 Inclusive Neighborhood Planning

The Spokane School District has included neighborhood members in the planning and design process for the new addition and its functions. The District will continue its interaction, by holding a community meeting in the neighborhood (or virtually if restricted from in-person meetings) to gather input regarding the design of the addition and play area and its relationship to the surrounding neighbors.

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

The existing Logan School uses existing city of Spokane sewer and water which are currently available to the building. Avista Utilities provides natural gas and electricity to the building. Stormwater is disposed on site or runs off to existing catch basins in the street. The addition is proposed for the southeast corner of the site, connected to the existing building and would front along the north side of Montgomery Avenue, and west side of Columbus Street. All utilities can be accessed from the existing building to the addition. The project, as is the existing school, is served by the bounding streets with city-wide access provided by Hamilton Street. Sidewalks are along each of the streets for pedestrian access.

Spokane Transit Authority's (STA) runs 2 routes along Hamilton Street: Route 28 Whitworth, and Route 26 Lidgerwood. Additionally, Route 27, Crestline, provides 30-minute service from the downtown Transit Plaza, along Illinois Avenue –with a top at Hamilton Street--to Perry Street then to North Foothills Drive to the Northeast Community Center.

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 site has housed the Logan School campus over the past 100 years: classrooms, multipurpose room, playgrounds, parking lot and play areas are accommodated on the campus site. Its size and configuration meet the needs of the school operations.

The topography, soils, and other physical characteristics are suitable for the new addition and play area. 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, nor does it provide wildlife habitat. Stormwater and drainage can be managed by the existing system.

It is not expected that significant adverse impacts would result from the project.

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 not expected to have a significant environmental impact. Standard construction procedures should be followed to limit access, protect vegetation to

be retained, control dust, noise, and light. Once construction is completed, the operations of the two proposed uses will fall within the typical operation of the Logan school.

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

The overall residential appearance and function of the area will not lessen 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 the 1890s, been used as the Logan grade/elementary school campus. Single-family houses line the streets along the north, east, and south sides of the Logan campus. Single family houses are along the west side of Hamilton Street. A church is opposite the southeast corner of the building and the building site. The neighborhood was developed in the early 1900s with houses across the street constructed as recently as 2019. Single-family residences dominate the neighborhood.

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

The campus has historically included solid attractive buildings, landscaping, turf play areas, gathering areas, driveways, and parking lots. The proposed addition would be in scale with the existing school and subordinate to that building. The addition would be at the same or smaller scale than it's across the street single-family neighbors and would be landscaped by existing street trees and additional plant materials as required by the city. 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 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 4.65-acre site has sufficient space to accommodate the new Logan School campus which is set within an established single-family neighborhood.

The new addition will be one story in height and composed of brick, concrete, 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. The addition size and scale will be compatible with the size of the site and the single-family uses across the streets. Finally, the single-family houses along the south side of Montgomery Avenue face both the intersecting side streets and the site. The site will transition from a lawn area, 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 teachers and staff working at the school, parents of attending school children, and other visitors. The operations of the school – including school hours and activities – would be essentially the same as have existing since the school was constructed in 1980. The driveway and parking lot would remain the same. Interior and exterior lighting would be added to this corner of the campus, but would be managed to minimize light migration from the site.

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 addition would follow the same protocols as the existing school building.

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.**

Hamilton Street (Urban Principal Arterial) fronts the western boundary of the Logan campus (playfield) and connects with North Foothills Drive (Urban Minor Arterial) to the north and Montgomery-Illinois (Urban Major Collector) Perry Street, 4 blocks east of the campus, is also an Urban Major Collector. Signalized intersections with Hamilton are at Illinois Avenue, and North Foothills Drive. The Logan campus is well-positioned in the area street network.

- 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 existing school has been operating at this site with the same street and traffic pattern since 1980 (with Logan school at this location dating back to the late 1890s). The proposed additions are not expected to have a significant impact on traffic volume or flow. Project impacts will occur in off-peak hours and are not expected to pose an LOS concurrency issue.

- ii. access to arterials;**

Access to the arterial street network, in this case the north-south Hamilton Street, is provided by Montgomery Avenue which forms the southern boundary of the school campus

Illinois Avenue, via Columbus Street, also provides access from Hamilton Street via a traffic signal at the Hamilton Street intersection.

Perry Street, a north-south arterial, is three to four blocks east of the campus with access via either Carlisle or Montgomery avenues.

North Foothills Drive via Hamilton and Columbus streets is north of the site and links Post and Division streets to the west and Perry, Crestline and Market streets to the east.

- iii. connectivity;**

The existing school is bounded by sidewalks along Hamilton Street, Carlisle and Montgomery avenues, and Columbus

Street. Crosswalks at Carlisle and Nevada, Carlisle and Columbus, Columbus and Montgomery (east leg), and offset intersection of Columbus and Montgomery (west leg), and are marked as signed as school crossings.

iv. transit availability;

Spokane Transit Authority's (STA) Route 28 Whitworth provides 30-minute weekday service from downtown between 6:42 am and 10:50 pm to Whitworth University. The route runs along Hamilton Street stops at Illinois, 2 blocks south, and Jackson, two blocks north.

Route 26 Lidgerwood runs along Hamilton between the downtown Plaza and Holland Avenue with stops at Illinois and Jackson avenues.

Route 27, Crestline, provides 30-minute service between 0636 and 2336 from the downtown Transit Plaza, along Illinois Avenue --with a top at Hamilton Street--to Perry Street then to North Foothills Drive to the Northeast Community Center, through Hillyard and north to Francis Avenue before looping back. A stop is on Perry Street, at the northeast corner of the site.

v. on-street parking impacts;

The existing school has occupied the site since 1980 and has a traffic pattern established by the site plan with driveway access and parking lot on the east end of the campus along the south side of the classroom building. One vehicular ingress/egress driveway is at the west end of the parking lot. The access point provides access to the parking lot as well as the service enclosure and dumpster at the southwest corner of the classroom building

The parking lot provides 43 parking spaces (2 handicap), with a requirement for 31 spaces. Four spaces are required for the Wellness Center and 5 spaces are required for the Early Learning Center.

A passenger loading zone (8-5) is along the north frontage of Montgomery Avenue between the intersection of Columbus Street and the driveway accessing the west end of the school parking lot.

Parking is allowed west of the school's driveway to Hamilton Street, and along the south side of Montgomery Avenue across from the school.

Along the northside of the classroom building, the southern frontage of Carlisle Avenue is cut out and designated for school bus parking (loading and unloading) between the hours of 8 AM to 5 PM.

vi. access restrictions;

No access restrictions are proposed with the project.

vii. neighborhood impacts;

The existing Logan Elementary School has been a neighbor to the residences to the west and north since 1980, with the first Logan school at this location dating back to the 1890s. commercial uses along the east side of Perry to North Foothills

The overall impact to the neighborhood is that of a elementary school campus to which local students can walk, where neighborhood activities can take place, and one that is well-maintained and fits within the neighborhood context.

viii. impacts on pedestrian, bicycle and transit circulation;

The proposed addition will not impact transit circulation which presently uses Hamilton Street along the west side of the Logan campus. Although construction work may affect traffic flow along Montgomery Avenue and Columbus Street, such impacts would be minor and temporary. The completed addition will not adversely impact circulation into or past the campus.

ix. safety for all modes; and

Traffic and safety protocols should be followed by the project contractors. Unauthorized access to the construction site will be controlled.

x. adequate transportation demand management strategies.

The primary impacts of the school 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.