



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Administrative Conditional Use Permit - Northeast Middle School

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

2701 N. Perry Street, Spokane WA

## APPLICANT

Name: Spokane Public Schools

Address: 200 N. Bernard, Spokane, WA 99201

Phone: 509.354.5775 Email: gregoryf@spokaneschools.org and johnel@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: 35081.3105; 35081.3402; 35092.2501; 35092.2505; 35092.2506; 35092.2507; 35092.2508; 35092.2604; 35092.5707;

Legal Description of Site: SE1/4 Section 34, T26N, R42E, W.M.

Size of Property: 16.1 acres

List Specific Permits Requested in this Application: Conditional Use

**SUBMITTED BY:**

Greg Forsyth, Director of Capital Projects and Planning

- 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 \_\_\_ Sep \_\_\_, 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

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

The Northeast Middle School is located in the Centers and Corridors (CC1-EC) zone, Light Industrial (LI) zone (with a CC-3 Zoning Overlay) and a small portion 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).

The project site is in the Logan Neighborhood, bounded on the north by North Foothills Drive, east by Perry Street, and south by Marietta Avenue. The city of Spokane Water Department property bounds the west side. The comprehensive plan designates the bulk of the site as CC Core; RSF in southeast corner bounded by Buckeye Avenue on the north and Denver Street extended on the west; and Light Industrial in the band along the west side of Perry Street between Buckeye and North Foothills Drive.

This zone district, along the west side of Perry Street between Buckeye Avenue and North Foothills Drive, received City Council approval in September to add a CC3 zoning overlay to be consistent with the CC1-EC zone adjacent to the west.

The zoning follows suit, with corresponding CC1-EC zone, RSF zone, and L-1 zone. All the zones allow schools as permitted uses

The remainder of the site is zoned Centers and Corridors Type 1-EC (CC1-EC). The property adjacent to the west is also zoned CC1-EC. At Columbus Street extended, the zone designation to the west changes to Light Industrial and the uses are industrial. The former railroad right of way separates the CCE1-EC on city-owned property to the north, and Light Industrial on the privately-owned property to the south.

The Type 3 (CC3): Center and Corridor Overlay Zone is applied in areas that have pre-existing zoning designations that allow different uses and have different development standards than those prescribed for the Type 1 and 2 centers and corridors. This overlay zone is intended to allow development within these areas to take advantage of the opportunities allowed in the Type 1 and 2 centers and corridors. Development within Type 3 centers is either allowed to use the existing zoning regulations or may develop according to the standards for Type 1 or Type 2 centers and corridors. (Section 17C.122.020.C.)

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 removal of the existing buildings—industrial and residential -- and replacement by a new Northeast Spokane middle school and campus. According to the conceptual site plan, a small portion of the classroom building is within the RSF zone in the southeast corner of the site and school district ownership. Therefore, a Conditional Use Permit and community meeting will be provided in conjunction with the application and permitting process. The community meeting has been held. Also, the wall height, a flat parapet wall planned to be about 37 feet above grade, exceeds the maximum wall height of 25 feet and is above the 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:**

The core of the 16.3-acre site has been home to the city of Spokane Solid Waste Department and used as a materials storage and processing yard for the city Water department. 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 a which included a new middle school on the city-owned “Foothills” property.

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.”

## Land Use Standards

### **Land Use Plan Map (LU1) – 1/2020**

The Land Use Map designates the Foothills-Hamilton to Perry area as Employment center with Institutional north of and CC Core south of North Foothills Drive. The uses to the east of Perry Street are a mix of industrial and residential uses designated as Light Industrial. The single-family neighborhood across Marietta Avenue 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.

## **LU 2.1 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.

Discussion: The Northeast Middle School's character of a 'School in a Park' is specifically 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 replaces an existing industrial area and fills a void in the neighborhood. The 'school in a park' concept will help to maintain compatibility with surrounding development including visual connection with Logan Peace Park across the street to the south. Pathways along with thoughtful landscaping, properly proportioned open spaces, and access to public and private spaces throughout also help to tie the site into the existing neighborhood.

## **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.

Discussion: The intent of the 'School in a Park' approach is to create a holistic school and grounds that has interactions on a fundamental level between the building, neighborhood and the playfields. The result is to bring key 'captured' landscapes 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 5.2 Environmental Quality Enhancement**

Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

Discussion: This new school and site development are a significant improvement to the quality of life of the neighborhood. The existing land uses were not neighborhood friendly and had a negative impact on the environmental quality of the surrounding neighborhood. The new school strategically places parking and bus traffic away from the neighborhood.

## **LU 5.3 Off-Site Impacts**

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

Discussion: Bus drop-off and pick-up will occur on the interior west side of the site rather than on the street. Parent drop off is located on Perry and Marietta in order to provide parents accessing the site from a variety of directions, easy access and exit options. The both parking lots will provide access to the school and athletic fields for after school and weekend events. Loading and service areas are located on the west side, away from the neighborhood limiting views from adjacent homes.

## **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.

#### **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. State funds provide the bulk of school finances. Some funds come from the federal government. School districts raise the rest from local property taxes. State laws set standards for service levels and facility development, such as site size and enrollment. They also specify funding methods. 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. Future school sites are among the types of “lands needed for public purposes,” which must be identified in a city’s comprehensive plan. If a school district is to collect impact fees for new schools, the school facilities must be reflected in the city’s Capital Facility Program (CFP).

#### **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. Discussion: The new school and playfields will become neighborhood focus and asset for a strong and healthy neighborhood. This is the foundation of the Northeast Middle School vision. A shared facility that is an asset to the neighborhood for learning and recreation. The playfields and other facilities will be fully accessible to the neighborhood.

#### **LU 6.6 Shared Facilities**

*“Continue the sharing of city and school facilities for neighborhood parks, recreation, and open space uses”.* As noted above, the integration of city and school facilities is a goal of Spokane Public Schools. The Northeast Middle School will accommodate community use in the Community Outreach Center, Learning Commons and Gymnasium for before and after school programs and other community activities. The playfield, ballfields and big toy play structure are available for use by the community and other appropriate organizations as well.

#### **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. Discussion: Spokane Public Schools has worked closely with the City of Spokane in planning for schools and libraries throughout the city.

## **LU 6.8 Schools As a Neighborhood Focus**

Northeast Middle School will provide a focus for the neighborhood, providing needed park like space consistent with the suggestions of the Olmsted Plan. It will also provide for community use spaces in the school including a Family and Community Outreach Center at the main entry on Perry.

## **LU 6.9 Facility Compatibility with Neighborhood**

Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

Discussion: It is important that essential public facilities enhance or improve the environment in which they are proposed. Cost considerations should be balanced with attempts to construct buildings and site features that are compatible with their surroundings. This school will not only be compatible with the surrounding neighborhood it will enhance the quality of life and environment.

## **5.3 VISION AND VALUES**

- **Values** Considerations that are important to Spokane's future include:
  - ◆ Maintaining quality education and avoiding overcrowding in the schools."

## **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 the buildings and disruption of continuity of historic context, the buildings on the site, either as a group or individually, no longer retain historic integrity and are therefore not eligible for listing on the historic register. Further, the replacement of the buildings by a new middle school building advances other policies regarding neighborhoods, particularly the preservation and enhancement of historic neighborhoods.

## **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. In all such cases, use would be in a manner consistent with other Spokane Public School buildings and sites.

### **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 middle school could be used for neighborhood meetings and events.

### **Policy N8.1 Inclusive Neighborhood Planning**

The Spokane School District has included neighborhood members in the planning and design process for the new school. 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 school and its campus and its relationship to the surrounding neighbors.

## **Design Standards and Guidelines for Centers and Corridors**

### **Section 17C.122.060 Design Standards and Guidelines for Centers and Corridors**

The design team will be addressing all of the design standards as they progress through the project. Below is a summary of many the design team will be addressing.

#### **BUILDINGS ALONG STREET Requirement (R)**

There is no parking separating the building from the street. NEMS will have windows and doors facing. The design team will work hard to allow daylight into the building which will provide façade transparency as well as a prominent entry. See Section 17C.110.515 Buildings along Street above.

#### **LIGHTING**

The lighting planned for NEMS will be compatible with the character of the site. Parking lots and Emergency lighting will be provided per the typical Spokane Public School standards. The design team will pay close attention to off-site glare and shielding techniques in addition to the height of fixtures.

#### **SCREENING AND NOISE CONTROL OF SERVICE AREAS**

The design team (including acoustical engineer) will explore ways of reducing the impacts of impact of service, loading, and trash storage areas. All service, loading, and trash collection areas will be screened by decorative walls of masonry, or metal panel that is complimentary to the materials used on the building. All service areas are facing away from residential areas.

#### **CURB CUT LIMITATIONS**

To provide safe, convenient vehicular access without diminishing pedestrian safety. Curb cuts will meet city standards, bus traffic and parent traffic will be separated to provide a safe environment for vehicles and pedestrians.

#### **PEDESTRIAN CONNECTIONS IN PARKING LOTS**

The design will meet City standards and ADA standards to provide pedestrian traffic with a safe and attractive connection to the building. Entrances for students, staff and public will be prominent and scaled appropriately.

#### **TREATMENT OF BLANK WALLS**

A combination of brick, masonry, metal panel, glass and thoughtful landscaping allows the design team to create interesting architectural treatment on all walls facing streets and adjacent residential neighborhoods.

**MASSING** The overall massing of the NEMS is naturally comprised of vertical and horizontal modulation. The building steps back from the street at varying heights



providing a pedestrian/residential scale as you approach the prominent entry. Due to the design of the program space there are very few volumes of space that visually create large walls. The design team will create the articulation and detail character that is required to define a base and top to the NEMS.

**ROOF FORM** As mentioned above the massing of the NEMS is naturally comprised of vertical and horizontal modulation. A distinct profile and appearance will be achieved through a combination of the guidelines mentioned in the design standards.

## Zoning Design Standards

The Northeast Middle School site is made up of 3 different zone categories, Centers and Corridors, Light Industrial and Single Family Residential. Below is a summary of the allowed uses.

**Section 17C.122T.001** Table 17C.122-1 Center and Corridor Zone Allowed Uses: Government, Public Service or Utility Structures, Social Services and Education.

**Section 17C.130.100** Industrial Zones Primary Uses: Schools are permitted in a Light Industrial Zone.

**Section 17C.110.100** Residential Zone Primary Uses: Schools are permitted through the conditional use review process. Spokane Public Schools will be applying for a CUP to address the portions of the building that fall under this zoning category within the site boundary.

**Section 17C.110.223** Required Outdoor Areas: Due to the proximity to the residential neighborhood to the south of the NEMS site we understand that the idea of “required outdoor areas” in the residential zones for outdoor relaxation or recreation is critical. The concept of a school in a park helps to address this issue to incorporate a recreation and relaxing atmosphere that can be used by the entire neighborhood.

**Section 17C.110.515** Buildings along Street: The main entrance is located on the east side of the building creating both a functional and ceremonial space for students dropped off by parents on Perry Street and visitors parking in the east parking lot. Bus drop off and the majority of the parking is located west of the building.

**Section 17C.110.520** Purpose and Design Standards: Site lighting will contribute to the character of the site and will not disturb adjacent development. Lighting will be provided within parking lots, along pedestrian walkways and accessible routes of travel.

**Section 17C.110.525** Landscape Areas: The vision of a ‘School in a Park’ embraces the importance of the natural environment and the integration of the landscape areas in support of the outside – in approach. The overall landscape design will reflect and reinforce the building character shapes and forms. Outdoor open spaces will be designed to appropriately support the scale of the building and reinforce the sense of entry. Pedestrian circulation will create logical pathways that lead to building entrances and will be sized to facilitate efficient snow removal. As the design evolves, spaces for outdoor learning will be identified and defined.

The required building setbacks will be landscaped with a buffer. In particular, the west property boundary will be planted to screen the parking lot as well as define the western boundary of the site. Trees and low maintenance turf grass will be integrated into the landscape. The parking lot will also meet the requirements for internal landscaping.

**Section 17C.110.530** Street Trees: Street trees will be provided to meet the requirements of 17C.200 SMC.

**Section 17C.110.545** Transition between Institutional and Residential Development: The site design creates over four acres of open playfield and a park like environment that extends Logan Peace Park across Marietta onto the school site. The north and south fields create a visual and physical connection to the adjacent neighborhood. As the landscape matures, the school may eventually become secondary to the playfields in the minds of adjacent residents. Visual and physical linkages invite residents to enjoy the fields as well as encouraging 'eyes on the site'.

**Section 17C.120.580** Plazas and Other Open Spaces: The main entry plaza is configured to welcome students, parents and visitors to the school with clear visual and physical connections. The hardscape and landscape create transitional and ceremonial gathering spaces that offer seating and shade from maturing trees. The west plaza serves students arriving on foot and by bus. This active space incorporates basketball courts and age appropriate play equipment as well as ample seating for enjoying lunch or to just hang.

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

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 Marietta Avenue, west side of Perry Street, and south side of North Foothills Drive. Spokane Transit, Northwest Boulevard route, No. 27, runs along Perry Street with a stop near the northeast corner of the site.

In consideration of concurrency requirements, the Northeast Middle School 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, the Northeast Middle School Trip Generation & Distribution Study confirms that since attendance and staffing levels will not change with the proposed design, existing trip generation should remain consistent. In addition, this analysis confirms that projected levels-of-service with the project will fall within acceptable ranges allowed by the City. Finally, the project proposal will likely promote a reduction in congestions of local streets due to the provision of a separate bus drop off zone and separate parent drop off zone. The overall conclusion is the proposed school project will not impact the current traffic patterns in a negative way primarily without changing existing travel patterns on off-site streets and intersections. 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 site has had mixed uses over the past 100 years: single-family houses along the west side of Perry Street and between Marietta and Denver; industrial buildings adjacent to the former Spokane Falls and Northern railroad corridor that crossed the middle of the site from east to west; lumber mills, concrete/wood block manufacturers, the city of Spokane Solid Waste Department (since 1986), and the city of Spokane Water Department materials yard.

The site has also been an on-going point of discussion between the city of Spokane and the Logan neighborhood. In October 1992 the city hired ALSC Architects to manage a master planning process to centralize their operations on the Foothills site (Water, Fleet Services, Building Maintenance, Wastewater collection). In 1996, the neighborhood opposition was growing and the city's investment in that property was being questioned by the Logan Neighborhood. As a result, in 1998 the city decided to purchase and relocate its operations complex to the Long Lake Lumber site in the Chief Garry neighborhood. This would allow reconfiguration, reuse and sale of its Foothills property. Fleet Services and other city departments relocated to new facilities on that site. The Solid Waste department would eventually follow leaving the site in its current condition.

In pursuing the eventual disposition of the property, the city undertook a planning effort under a Brownfields grant to define the future of the property once vacated by city departments. The western portion of the property with two city wells and the water department would remain home to the water department. The desire was to redevelop the property to be more compatible with the neighborhood and provide an employment base.

Thus, the property has been suitable over the years for a variety of activities that were accommodated by its size, topography, soils, and other physical characteristics. The site 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, nor does it provide wildlife habitat (no more dumpsters for raccoons). Stormwater and drainage can be managed on-site.

The SEPA Checklist for the proposed project made a determination of "non-significance" for the proposed addition, meaning that there were no expected significant adverse impacts as a result of 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 allowed by the city's zoning code but will require a variance for its height of 32 feet that exceeds the maximum wall height of 25 feet, but is below the roof height of 35 feet.

The SEPA checklist for the new Northeast Middle School, dated 9/25/2020 and with a comment period closing on 10/9/2020, 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 the early-1900s, been used as a rail-dependent industrial area. The site has had mixed uses over the past 100 years: single-family houses along the west side of Perry Street and between Marietta and Denver; industrial buildings adjacent to the former Spokane Falls and Northern railroad corridor that crossed the middle of the site from east to west; lumber mills, concrete/wood block manufacturers, the city of Spokane Solid Waste Department (since 1986), and the city of Spokane Water Department materials yard.

The district between Hamilton Street on the west, Marietta Avenue on the south, Perry Street on the east, and Dalton Avenue on the north has historically been dominated by industrial and institutional uses, most recently by the city of Spokane operations yards for water (water maintenance and warehouse buildings and two wells remain in district, west of the site), streets, waste water, solid waste, and Gonzaga Prep High School campus. The intent of this city is that this area would continue for employment and institutional uses.

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

The southern portion of the site, until 2019 was used by the city of Spokane Solid Waste Department for its refuse operations which included parking and staging of 100 or so garbage trucks and other refuse hauling equipment, dumpsters, and recycling. Over 116 employees worked on the site in three shifts around the clock; but concentrated mostly during the day and swing shifts. The northern portion was used by the city of Spokane Water Department for excavated materials storage, sorting, and screening.

The new Northeast Middle School will occupy the mid-portion of the site, and 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.

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 a 16.3-acre site with sufficient space to accommodate the new Northeast Middle School campus. This is a district of institutional, open space and industrial uses.

The new Northeast 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. The building will be setback approximately 250 feet from Marietta 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 streets. Finally, the single-family houses along the south side of Marietta Avenue face both the intersecting side streets and the site. The site will transition from a yard area and large metal-clad storage buildings, weed-filled gravel parking lot which staged and parked garbage trucks and dumpsters; and a yard area that contained piles of gravel, dirt and chunks of asphalt, to an attractive, well-articulated and designed building within a manicured landscape campus.

The Gonzaga Prep campus with school buildings and playfields is across Foothills Drive north of the proposed Middle School site. The school has an enrollment of about 850 high school students, grades 9-12.

- 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.

**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 employed by the Spokane Solid Waste Department, both

day and night. Furthermore, the city operated its Solid Waste garbage collection trucks, and dumpster haul trucks on the site; with maneuvering in the yard area, and on the streets such as Marietta Avenue, Perry Street, and North Foothills Drive. The operations generated odors, noise, and moving lights at night.

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 middle school will provide an active use on what is now the former yard area of the city of Spokane Solid Waste department and Water Department materials yard. Gravel and asphalt parking lots, yard areas, and several industrial buildings comprise the site.

The school building, the 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. 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.**

North Foothills Drive (Urban Minor Arterial) forms the northern boundary of the site. A signalized intersection with Perry Street (Urban Major Collector) is at the northeast corner of the site with Perry Street forming the site's eastern boundary. The visitors parking area will be accessed from Perry. Busses and staff parking will access and depart the site from Marietta Avenue, a local 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 Trip Destination and Generation Memo was submitted to the City by T-O Engineers in August and September of 2020. This study calculates that 128 trips would be generated by the school during the PM peak hour of a typical weekday. With Marietta Avenue connecting with Hamilton on the

west and Perry on the east; and subsequently Perry Street connecting with North Foothills Drive on the north and Illinois Avenue on the south, street capacity and level of service should be adequate to support the proposed middle school.

**ii. access to arterials;**

Access to the arterial street network, particularly North Foothills Drive (Urban Minor Arterial), will be most directly provided by Marietta Avenue via the intersection with North Perry Street (Urban Major Collector). Access would also be provided at an access drive on Perry near Buckeye. As indicated prior, LOS concurrency standards should 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 improving sidewalks along the frontages of the site and adding a parent and bus drop-off loop from Marietta Avenue, and a second access from Perry Street at the Buckeye Avenue intersection.

**iv. transit availability;**

Spokane Transit Authority's (STA) Route 27, Crestline, provides 30-minute service between 0636 and 2336 from the downtown Transit Plaza, along Illinois Avenue 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 Northeast Middle School project will provide on-site parking and passenger loading zones in accordance with city of Spokane standards and Spokane School district needs. At this time, the only restriction that would eliminate parking along the curb in front of the school on Perry is a signed area for DI busses. No restrictions are proposed along Marietta Avenue.

**vi. access restrictions;**

No access restrictions are proposed with the project, as LOS standards can be met Marietta Avenue, a low-volume local street. As stated above, the site was used by the city Solid Waste Department with access from Marietta Avenue for both employees and garbage trucks. A new driveway access from Marietta

Avenue will provide a loop on the site for bus drop-off and pick-up and parking lot.

**vii. neighborhood impacts;**

The school site will front four residential lots along Marietta Avenue and four lots along Perry Street in the residential neighborhood south of Buckeye Avenue. Historically, there have been manufacturing uses and the city Solid Waste Department across from the houses along Marietta Avenue west of Denver Street, and two single-family houses between Denver and Perry streets. North of Buckeye Avenue, the area is zoned light industrial and has a mix of single-family and industrial/commercial uses along the east side of Perry to North Foothills Drive. Most of the houses have been converted to commercial use. The view of these properties will be altered from a mix of single-family houses and industrial buildings which are along the west side of Perry Street to a landscaped middle school campus and parking lot.

The overall impact to the neighborhood will be that of a middle 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 middle school will not impact transit circulation which presently uses Perry Street along the east side of the proposed campus. Existing and new sidewalks will improve pedestrian circulation along the north (North Foothills Drive), east (Perry Street), and south (Marietta Avenue). The provision of these facilities will improve pedestrian and bicycle mobility and safety, which includes more sufficient access to Spokane Transit Route 27, Crestline (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 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.