



November 2, 2016

Brian T. McGinn
City of Spokane Hearing Examiner
808 W Spokane Falls Blvd
Spokane, WA 99201

RE; Z16-653CUP3, St. Anthony's Catholic Parish, Trinity School
2315 N. Cedar, Spokane, WA 99205

Mr. Hearing Examiner,

This letter is to request a modification to the original "Campus Plan Proposal" description for the St. Anthony's Catholic Parish Master Campus Plan, as approved through the Conditional Use Permit process on September 27, 2016, file number Z16-653CUP3. The owner of the property would like to request the approval of a revised site plan. The new proposal would include a smaller new school/educare facility on the site at the corner of Cedar and Carlisle and would maintain the existing brick school to be converted to a gymnasium. The Master Campus Site Plan area, usage and parcel boundary lines will remain as approved.

Please review the proposed revised Trinity Campus Site Plan for reference. The new footprint for Trinity School at the corner of Cedar and Carlisle would be reduced from 16,000 S.F. to 11,000 S.F. and the new 7,000 S.F. School Gym would be relocated within the approximate footprint of the existing school after the new school is completed. The required new paved parking area would be relocated to the north of the existing school's parcel. You may review the revised "Primary Structure Maximum Coverage (Bulk)" and the "Floor Area Ratio Maximum Coverage (FAR)" calculations on the Campus Site Plan sheet A100.0, to verify that the new proposal remains under the Campus Site Plan allowable areas. The overall proposed use would not change per the original Conditional Use Permit application, only the location and layout of the proposed Campus buildings.

Please consider the following benefits for both the neighborhood and the school's operation if this revised building layout can be amended by an administrative approval of the Campus Conditional Use Permit;

1. The bulk footprint of the new school on the northwest vacant parcel will be reduced from 16,000 S.F. to 11,000 S.F. footprint with an 11,000 S.F. upper level for a new total area of 22,000 S.F., compared to the previous proposal's total area of 27,000 S.F.
2. Due to the smaller proposed building, the side yard setback from W. Carlisle has increased from 15' to 25' on the north side and the rear yard setback from the west property line has increased from 25' to 53'. This provides more separation for the neighbors and a more usable playground area for the students.
3. By having a more usable playground area on the school site this will lessen the traveling frequency across N. Cedar to reach the eastern existing playground.
4. The revised school proposal has more exterior recesses and roof overhangs due to the less restrictive setback constraints with the smaller footprint, therefore it has a less monolithic appearance than the previous proposal. The interior layout has been improved after deleting the gym with a more direct circulation and redesigned classrooms that are more efficient in size.

5. The new proposal incorporates a new separate freestanding 7,000 S.F. gym within the remaining southern one third portion of the existing school's masonry shell. The existing front masonry shell would be tied back into the new structure for support and the fire escapes would be removed and an overall cleanup of the existing southern elevation and lower wings. The northern two thirds of the existing school would be demolished to make room for the northern portion of the new Gym and parking to the north. This will provide the restoration of the existing school's front elevation with a new accessible, energy-efficient building that is provided with fire sprinklers. Thus showcasing a positive example of "repurposing the front portion of a historic structure" for the students using it, as well as the immediate neighborhood.
6. The existing driveway entrance and curb cut from Montgomery Ave. will remain as it is, with the accessible parking, at grade entrance, paved drop off driveway and additional paved parking that will be hidden from street view and located to the north of the new / repurposed gym facility. The new gym design will provide a 25' rear yard setback as is currently required. The previous proposal had a new parking area located in the open area created by the total demolition of the existing school.
7. The new gym will have a direct secure access to the eastern existing playground for the students.
8. The separate gym facility will further support the "campus designation" of this school campus.
9. Separating the gym from the school will provide better control of security for the school during community events at the gym.

In conclusion, it is our opinion that this request maintains the essence, objectives and allowed lot coverage and floor area ratio approved in the current Conditional Use Permit. The new proposal merely rearranges the buildings and the same activities within the original Campus Site Plan in a more efficient and cohesive campus design. We believe that this revised proposal does not constitute a major modification to the original application and we request the Hearing Examiner's approval of this revised site plan.

Respectfully,

Clay Conrad

Architect

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