

NARRATIVE FOR 29TH & MARTIN PARKING LOT
CONDITIONAL USE PERMIT APPLICATION

Mike Silvey, Silvey Construction, is the applicant for a Conditional Use Permit from the City of Spokane for a proposed 17-stall off-street parking lot at 2112 E. 29th Avenue, Spokane, WA. The 10,000 sq. ft. site is situated between two partially connected parcels previously approved per application Z2007-46-CUP to provide for a medical office building with associated parking. The office building was constructed on the south side of 29th Avenue approximately 300 ft. west of Martin Street. The satellite parking lot east of the current application was completed in the Fall of 2015. The current request was not a portion of this ownership in 2007. The owners of the medical office building have made arrangements to acquire the remainder site to incorporate into the infill and parking plan for their constructed and occupied project.

Because of the current topography of the site, only 70% of the site will be developed as part of this Conditional Use Permit application. The southerly 30% of the site will be left in natural open space to avoid extensive grading of the site and provide buffering to the established residences to the south. The City of Spokane may require additional right-of-way dedication along 29th Avenue for future arterial improvements. The 17 stall addition will connect the two existing parking areas with a through driveway, eliminating the need for a new vehicular access point to 29th Avenue. The 29th Avenue frontage will incorporate a connecting sidewalk, landscaping, and expanded drainage facilities. The parking lot connection will have security lighting, paved and delineated parking stalls.

Because of the small size of the improvement, it is exempt from SEPA. The added parking will complement the existing building operation and will not require additional trip generation or traffic studies. Per discussions with area residents at the Community Meeting conducted at Storhaug Engineering (Minutes submitted herein) on January 25, 2016, this infill project does not address their

current traffic safety concerns for the 29th and Martin intersection. The connection of the two existing parking lots will provide much better internal traffic circulation, but will not appreciably change traffic patterns along 29th Avenue or add new traffic. The medical office project will continue to use the 2 accesses on 29th Avenue and the single access approximately 150 ft. south of the 29th and Martin intersection.

The approval of the 17 stall parking lot with Conditional Use Permit standards applied will provide for improved internal vehicular and pedestrian circulation for the established medical office building, assure adequate parking for the tenants of the existing medical office building, complete the streetscape along the 29th Avenue arterial including sidewalk, landscaping and proper right-of-way width, buffer adjoining and existing residential properties to the south, and allow reasonable infill development along this active arterial corridor. The infill parking for the existing office confirms to the medium density guidelines of the Comprehensive Plan and the ordinance provisions of the RMF zone category.