



Pre-Development Conference Notes

Project Name: Nexcore Assisted Living & Memory Care

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Project Name: Nexcore Assisted Living & Memory Care
Permit No.: B21M0033PDEV
Site Address: 5311 S Regal St
Parcel No.: 34032.0494
Meeting Date: Thursday, March 25, 2021

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, March 25, 2021. These notes are broken down into three sections:

- Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
- Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
- Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

- A. Project Description: Assisted Living and Memory Care Facility
- B. Scope and Size: The scope of work is a new assisted living building with 3 floors and no basement. The total area of the project is approximately 120,606 square feet. The occupancy is I1, I2, B, A2 and A3. The facility is noted to be Type VA construction.

- C. Special Considerations: Possible BSP or short plat, proposed alley dedication, SEPA, site borders 55th Avenue – coordination with Spokane County for potential county road improvements.
- D. Estimated Schedule: Spring-Summer 2021
- E. Estimated Construction Cost: \$22,500,000

Section 1 – Comments Specific to the Building

Dermott Murphy - Building Official (509-625-6142):

1. The Plan Review will reflect the extent and completeness of the submitted documents. **Attached** is a listing (by discipline) of the plans, specifications, and engineering details which should be submitted.

Tami Palmquist – Principal Planner (509-625-6157):

1. Floor Area Ratio & Height:
 - a. In the CC2 zones, the basic allowable FAR for residential uses is 0.5. The maximum FAR with the inclusion of the public amenities identified in 17C.122.090 is 1.5 for residential uses.
 - b. The maximum allowable height in the CC2-DC zone is 55 ft.
2. Design Standards: 17C.122.060
 - a. Please review the Initial Design Standards and Guidelines for Centers and Corridors; specifically, Buildings along the Street, Building along Intersection Corners, Pedestrian Connections in Parking Lots, Façade Transparency Massing, Roof Forms and Prominent Entrances.
 - b. If these standards cannot be met, then the applicant may seek a deviation through the Design Review Board which is processed as a Type II Land Use Application.

Dave Kokot – Fire Prevention Engineer (509-625-7056):

1. Construction and demolition shall be conducted in accordance with IFC Chapter 33 and NFPA 241.
2. The building will be required to be provided with fire sprinklers. (IFC 903)
3. Where the highest occupied floor level is more than 30 feet above the lowest level of Fire Department access, Class I standpipes are required in each stairwell (IFC 905 amended by SMC 17F.080.030.B.11). Multiple standpipes in a building shall be connected to a common Fire Department connection (IFC 905 amended by SMC 17F.080.030.B.11) and no more than 150 feet from a fire hydrant along an acceptable path of travel (SMC 17F.080.310). A minimum of one outlet is required on the roof (IFC 905.4).
4. A fire alarm system with central monitoring is required throughout this building (including tenant spaces) in accordance with the Municipal Code including the provision for “Special Areas to be Protected”. (SMC 17F.080.110)
5. Smoke detectors are required above the panel, power supplies, annunciator, and other panels associated with the fire alarm system.
6. Smoke and carbon monoxide detection is required in sleeping areas.
7. Duct smoke detectors (if required) shall be wired to a supervisory zone only, not an alarm-initiating zone, as per Spokane Fire Department policy and as provided in the International Mechanical Code. The code requires duct detection only on return air.
8. The Fire Department requires annual operating permits for specific operations for buildings and sites in accordance with Section 105 of the Fire Code.

9. Where a commercial kitchen is provided with equipment that will produce grease vapors, a Class I kitchen hood is required and will be protected with a wet-chemical suppression system (IFC 609.2). In addition, a Class K fire extinguisher will be located no more than 30 feet from the area of grease cooking (IFC 906.1). The type of equipment that is considered to generate grease vapors is established by the International Mechanical Code.
10. Carbon dioxide systems are required to be reviewed and permitted with the Fire Department if the system has more than 100 pounds of CO₂. A detection and alarm system may be required.
11. Fire extinguishers are required for A, B, E, F, H, I, M, R-1, R-2, R-3 and S occupancies in accordance with IFC 906 – Table 906.3(1).
12. Address numbers or other approved signs are required to be provided on the building in a visible location (IFC 505).
13. If the building is equipped with a fire protection system, a Fire Department key box will be required (IFC 506).
14. Key boxes or key switches approved by the Fire Department are required for gates or similar barriers (IFC 506.1.1).

Eric Meyer – Spokane Regional Health District (509-324-1582):

1. The applicant for the Nexcore project did indicate there is a chance the project will include a café that may be open to the public. If it does end up being open to the public a permit and approval are required by the Health District.

Section 2 – Comments Specific to the Site

Tami Palmquist – Principal Planner (509-625-6157):

1. **SEPA will be required.**
2. **A BSP or Short Plat will be required to divide the property.**
3. Landscaping and Sidewalks:
 - a. Separated sidewalks with planting zone are required.
 - b. Sidewalks shall be at least twelve feet wide and consist of a clear walking path at least eight feet wide (in addition to a planting zone for street trees per [SMC 17C.200.050](#)). This dimension shall be applied to the clear, unobstructed pathway between the planting zone for street trees per SMC 17C.200.050 and building facades or parking lot screening.
 - c. Irrigation is required as per *17C.200.100*.
 - d. A six-foot wide planting area of L2 landscaping, including street trees as per 17C.200.050 are required along street frontages. This landscape strip shall be located within the property line and may be combined with stormwater areas using LID standards.
 - e. Building setbacks and all other portions of a site not covered by structures, hard surfaces, or other prescribed landscaping shall be planted in L3 open area landscaping until the maximum landscape requirement threshold is reached (see *SMC 17C.200.080*).

4. Pedestrian Connections:
 - a. Within parking lots containing more than 30 stalls, clearly defined pedestrian connections should be provided:
 - Between all public right-of-way and building entrances
 - Between parking lots and building entrances
 - b. Pedestrian connections can be counted toward the amount of required landscaping.
 - c. Pedestrian connections shall not be less than 5 feet wide.
 - d. Pedestrian connections shall be clearly defined by at least two of the following:
 - 6 inch vertical curb.
 - Textured paving, including across vehicular lanes.
 - A continuous landscape area at a minimum of 3 feet wide on at least one side of the walkway.
 - e. When there is a transit stop adjacent to the site, a pedestrian connection between the transit stops and building entrances, especially the prominent entrances, should be provided.
 - f. Pedestrian connections should maximize directness of travel between pedestrian origin and destination.
5. Parking:
 - a. Please show parking calculations on your building plans when you submit for permit. Minimum and Maximum parking ratios are per *SMC 17C.230*.
 - i. Minimum ratio is 1 stall per 1,000 gross square feet of floor area.
 - ii. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
 - iii. The director may approve ratios that are higher than the maximum or lower than the minimum if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by thirty percent. When determining if a different amount of parking is appropriate, the director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the character of the proposed use.
6. Any new fencing will require a separate permit.
7. Refuse Screening: 17C.200.070
 - a. All refuse containers must be kept on the property.
 - b. All exterior refuse (including: garbage, recycling and yard debris) receptacles and refuse collection areas must be screened from the street and any adjacent properties, by using one of the following methods:
 - i. Carts may be kept inside a structure and brought curbside on collection day.
 - ii. An L1 visual screen.
 - iii. A six-foot high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 see-through buffer between the fence and the property line.
 - iv. A five-foot tall earth berm planted with L3 open area landscaping.
 - v. Storage areas are not allowed within fifteen feet of a street lot line

Patty Kells – Traffic Engineering Assistant (509-625-6447):

1. Frontage improvements required along 53rd Ave are City Standard curb, separated sidewalk with street trees, new City Standard driveway approaches, curb ramp at the intersection, and asphalt paving to the curb line matching street drainage designed if needed. Additional right-of-way may be required for Fiske St upon review of any land use application required. 55th Ave will need be coordinated with Spokane County for frontage improvement requirements - Gary Nyberg is the point of contact at (509) 477-7257.

2. New alleys shall have a paved width of at least twelve feet with a 4' buffer on each side and a clear width of at least twenty feet. The twenty-foot width shall not be obstructed in any manner, including the parking of vehicles, fences or utility structures. The buffer strips may be paved, grassed, or graveled and be used for utilities but must be kept free of all vertical obstructions. Fences may not be placed in the buffer strip. Per inga Note, the buffer was intended for utility poles, runoff, etc. and may not be needed in this case if they are installing parking lot swales on each side.
3. The parking lot must be striped to current standards and the accessible barrier free parking spaces and aisles must comply with the City of Spokane Standard Plan G-54 & B-80A. An accessible route of travel connecting to the nearest accessible entrances and to the public sidewalk is required with a marked accessible route of travel. All barrier free spaces and aisles must be drawn and reference these standard plans and **must be added as details on the plans**. Note on the site plan the van-accessible stalls and the sign locations. The access aisle for van accessibility must be eight feet wide.
4. Adequate access and maneuvering for refuse/emergency vehicles is required per City Standards and must be maintained during construction.
5. Any new or modified driveway access locations must be reviewed and approved by City of Spokane Developer Services prior to permit issuance. All unused driveways must be removed and replaced with City standard curb and sidewalk.
6. Maintain clear view at intersections, alleys, pedestrian ways, and driveways.
7. Pavement cut policy will be applicable. Confine illumination lighting to the site.
8. *The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC17D.075.050, from any applicant seeking development approval from the City.* A transportation impact fee will be assessed for this new 143 unit Assisted Living service (\$206.94/bed) in the Northeast Service Area. The estimated fee is \$29,592.42 + \$887.77 admin fee = **\$30,480.19**. This fee must be paid with the other permit fees prior to issuance of the building permit.

Gary Nyberg – Plan Review Engineer- Spokane County Public Works - Engineering (509)- 477- 7257):

1. Public Works is requesting that matching or conforming to improvements to those made for the Pine Rock Apts east of Fiske St. be constructed. (see attached Fiske & 55th construction plans). My email address is gnyberg@spokanecounty.org should you have additional questions.

Mike Nilsson - Senior Engineer (509-625-6323):

1. An address change to 5407 S Regal is recommended. New addresses need to be created, must be completed prior to permit submittal and can be applied for from a Permit Specialist at addressing@spokanecity.org.
2. Based on our records, there are multiple side sewers extended to the property. Sewer service cards are attached for reference. The condition of existing 6 inch sewer services if to be reused should be examined as part of the project.
3. Commercial side sewers shall be at least six inches in diameter. All side sewers shall be PVC pipe, have a minimum slope of two percent and 3.5 feet of cover where vehicular traffic passes over, two feet minimum in other areas. The tap must be in the mainline, not to a manhole. Sewer and Water separation requirements are 18 inches minimum vertical, five-foot minimum horizontal. Sewer cleanouts shall be installed every 100 feet and at every angle 45 degrees or greater.

4. A grease trap is required for food prep use and where grease is present. The design of these facilities is covered in the Uniform Plumbing Code.
5. A drain for the trash enclosure is required to be connected to sewer if there is food service. Hot running water needs to be available to the enclosure for cleaning.
6. The project property is not located within the General Facilities Charge (GFC) Waiver Zone, so GFCs will be assessed on new or upsized service connections.
7. All storm water and surface drainage generated on-site must be disposed of on-site in accordance with *SMC 17D.060.140* "Storm water Facilities". Stormwater requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6. In general, any new impervious surface will require a geotechnical site characterization (report) and drainage report/plan. Please include a detailed Site Plan or Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom areas and property lines. Show proposed and existing pavement.
8. Combining landscape and stormwater treatment areas per Low Impact Development (LID) Technical Guidance Manual for Eastern Washington is allowed. The link to DOE LID resources can be found at:
<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Low-Impact-Development-guidance>
9. All drywells and subsurface drainage galleries for the site must be shown on the plans and registered with the Washington State Department of Ecology (DoE). Decommissioned drywells will also need to be reported to the DOE. Please send a copy of the completed registration form to the City of Spokane, Planning and Development. See the following link at the DoE website for information about the Underground Injection Control (UIC):
<http://www.ecy.wa.gov/programs/wq/grndwtr/uic/index.html>
- 10. A construction stormwater general permit may need to be obtained from Ecology. See attached handout for additional information.**
 Most land-disturbing activities require an Erosion and Sediment Control (ESC) plan. Land-disturbing activities are activities that result in a change in existing soil cover (vegetative or non-vegetative) or site topography. Land-disturbing activities include, but are not limited to, demolition, construction, clearing and grubbing, grading, and logging. An ESC plan detailing how erosion and other adverse stormwater impacts from construction activities will be handled must be submitted to the Development Services Center for review and acceptance prior to construction of said phase. See Section 9 of the SRSM for ESC requirements and applicability. The following link provides information on ESC training and certification programs:
<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Certified-erosion-sediment-control>

Dave Kokot – Fire Prevention Engineer (509-625-7056):

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1 using the total fire area and construction type) is 8,000 GPM without automatic sprinklers throughout and requires eight fire hydrants. Site fire flow is 2,000 GPM with automatic sprinklers throughout and requires two fire hydrants.
2. There are existing fire hydrants in the area and one additional fire hydrant added that meet some or all of the code requirements for this project.
3. Site fire flow will be required to be maintained or provided prior to the storage of combustible products onsite.
4. Fire hydrant spacing shall not be more than 500 feet (along an acceptable path of travel), within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (*SMC 17F.080.030*).

5. For commercial buildings, fire hydrants are required to be along an acceptable path of travel within 400 feet to all points around the building without fire sprinklers (IFC 507.5.1), and 600 feet for commercial buildings with fire sprinklers (IFC 507.5.1, exception 2).
6. Fire Department Connections for new fire sprinkler system installations shall be located no more than five hundred feet from a fire hydrant along an accessible path of travel unless where approved by the fire official.
7. Fire Department Connections for new standpipes shall be located no more than one hundred feet from a fire hydrant along an accessible path of travel unless where approved by the Fire Code Official.
8. Fire Department approved all-weather access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7).
9. Streets with a minimum clear width less than 27 feet are required to be provided with “No Parking” signs on both sides of the street.
10. Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Buildings exceeding 30 feet in height and will be required to have a Fire Aerial Access lane of 26 feet wide along at least one full side of each building (IFC D105.2). The fire aerial lane is required to be a minimum of 15’ and a maximum of 30’ from the building along the full length of the side of the building.
11. Fire lanes will be maintained with an all-weather surface (IFC 3310.1) and provided prior to the approval of construction permits.
12. The proposal does not appear to meet the requirements for fire access as required in the Fire Code. The aerial access needs to be provided.
13. The installation of security gates or barriers on fire access roads shall be approved by the Fire Department (IFC 503.6). If access to the site is required to comply with the distances around the building, at least one access gate will be setback a minimum of 48’ from the edge of pavement. Gate openings will be a minimum of 14’ wide, and open gates will not obstruct access to structures.
14. Fire pits will be required to comply with IFC Section 308.1.10 (State amendment) in regards to protecting occupants from exposure to flames. The protective devices are required to be reviewed and approved by the Fire Department prior to use.

Mathias Bauman – Water Department (509-625-7953):

1. There are multiple existing domestic water services running to this parcel. Your engineer may determine that the existing services may need to be replaced or upsized to meet the needs of the project. If any existing services are not utilized, they must be disconnected at the main.
2. There is a 12-inch ductile iron water distribution main in 53rd Ave and 55th Ave available for the project.
3. If right-of-way is dedicated, then the main would be allowed to run north and south, looping the water system between 53rd Ave and 55th Ave. If right-of-way is not dedicated, then a master meter would be required followed by a private water system to service the property.
4. A hydraulic model must be performed to prove that the design meets minimum standards and to show how this project affects our water system.
5. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.

6. This parcel falls outside of our General Facilities Connection Waiver zone, therefore, General Facilities Charges will apply if new water taps are made. See Section 13.04.2042 in the Spokane Municipal Code.
7. Calculated static water pressure is approximately 67-80 psi at the surrounding hydrants. Pressures exceeding 80 psi require a pressure reducing valve to be installed.
8. A utility site plan illustrating new water lines and/or services to be installed shall detail the location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, (north side) Donovan Aurand (509) 625-7845, (south side) Ryan Penaluna (509) 625-7844 will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialists, Chris Aronson (509) 625-7968 and Lance Hudkins (509) 625-7967, will review any backflow assemblies where required.
9. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall -Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and restoration is the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155 part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

Rick Hughes – Solid Waste (509-625-7871):

1. An enclosure for refuse only must be 12 feet wide by 10 feet deep with a clear width opening of 12 feet. An enclosure that is to include up to three recycling carts must be 17 feet wide by 10 feet deep with a clear width opening of 17 feet. An enclosure that is to include a recycling dumpster must be 20 feet wide by 10 feet deep with a clear width opening of 20 feet. The enclosure pad must be concrete with a drain to the sanitary sewer. The enclosure and the approach to it must be at a 22 ½ degree angle to the drive isle for front load collection.

Becky Phillips – Urban Forestry (509-363-5495):

1. Urban Forestry may have comments at a later date.

Section 3 – General Information and Submittal Requirements

1. Plan requirements are as shown on the attached “Commercial Application Submittal Requirements”. For the permit intake submittal, please provide an electronic copy of the **All plan sets along with reports and supporting documents**. Plan sets shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping and irrigation drawings. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e. NREC, drainage report, geotechnical site characterization, critical materials list, etc.). Please note that plans may be provided in multiple logically separated files to help manage files sizes as excessively large (i.e. separated by discipline, by building vs site, etc.).
2. Please provide an electronic copy of site plans showing dimensions, **property lines, and City Limits**, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.
3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional \$250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see my.spokanecity.org.