



Conditional Use Permit

Planning Services Department

Application

The proposed action requires approval of:

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

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.



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Conditional Use Permit General Application MLK/CCS East Central Community Center (ECCC) Improvements

- 1) Land Use Code provisions that allow the proposal is SMC 17C.110.110 as a Master Plan Amendment to the East Central Community Center campus.
- 2) This proposal is a 5,820 total square foot classroom expansion to the existing facility. The expansion is consistent with the existing functions of the Community Center and provides for expanded level of community services to the East Central Neighborhood.
- 3) Concurrency with SMC 17D.010
 - A. Transportation – Public transportation options will remain unchanged. Parking availability will be altered by will be within the required parking count as required by the SMC.
 - B. Public Water - Water is available to the existing facility the need for additional water taps on the existing main have yet to be determined.
 - C. Fire Protection – The existing building has a fire sprinkler system and the addition will have fire sprinklers. There are fire hydrants on the adjacent street corners.
 - D. Police Protection – There is a Police presence on Campus and this presence will not change.
 - E. Parks and Recreation – Liberty Park and Liberty Aquatic center are within 6 blocks of the campus. Access to these facilities is unchanged. New outdoor natural playground will be built as part of the addition for the children.
 - F. Library – There is a Spokane City Library on the campus and access to this facility is unchanged.
 - G. Solid Waste Disposal and Recycling – A new solid waste enclosure will replace and existing enclosure on the campus.
 - H. Schools – The addition will provide for more children in the early learning program on the campus.
 - I. Public Waste Water (Sewer and Storm) – The addition will tie into existing sewer and new storm water treatment will be provided for the addition and new parking.
- 4) See attached site plan with proposed addition.
- 5) To the best of my knowledge and belief the proposed addition does not pose any significant adverse impacts on the environment or surrounding properties.



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- 6) The proposal is for the addition of classrooms to the Community Center. This would be an expansion of the existing nonresidential use in the neighborhood and contained on the existing campus.
 - a. There are already several nonresidential uses on the existing campus, including a Daycare facility, a Library, the East Central Community Center and existing abandoned head start portable building.
 - b. The proposed addition will be single story of similar construction and character to the existing East Central Community Center.
- 7) Physical Compatibility
 - a. The proposed addition will be single story of similar construction and character to the existing East Central Community Center. The structure will consist of CMU block wall with low slope roofs consistent with the current center construction and will be painted to match the existing facility. The addition will be designed to look like it was built at the same time as the original center building. Setbacks, landscaping will be consistent with the SMC.
 - b. Same as above 7a.
- 8) The proposed addition will not have significant adverse impact on the livability of nearby residential zoned lands.
 - a. The Campus is surrounded by streets and encompasses two city blocks. Lighting will have shields to reduce glare and be night sky compliant. The Center hours of operation will remain unchanged.
 - b. Safety will be improved. Site lighting in the area of the addition will be added and improve safety at night.
- 9) Public Service: The current facility has public services and these services will be maintained as part of the addition. New water and sewer connections may be necessary.

February 25, 2019

Planning Services Department
City of Spokane
808 W Spokane Falls Blvd.
Spokane, WA 99201

RE: 2/7/2019 Conditional Use Permit Application
Location: 500 S. Stone St. Spokane, Washington 99202
Project: East Central Community Center Dental Clinic

Planning Services Department:

This letter is to provide supplemental information to the conditional use application request as pertaining to the proposed Dental Clinic building to be located on the East Central Community Center campus. We concur with the *Planning Services Director's Findings of Fact, Conclusions, and Conditions of Approval* recommendation letter for the proposed project. The following will elaborate on the items noted for response on the *Conditional Use Permit Application* and are offered in support of the Planning Service Director's recommendations.

Dental Clinic

The proposed dental clinic would sit on the site of the former CCS Early Head Start building offering existing utilities and parking area with ideal street side presence. The gross area proposed is 4,000sf for a facility which is the minimum sq. ft. required to operate a financially viable clinic that would staff 2.5 dentist and 2.5 RDH for 4,650 patients served annually.

Conditional Use Permit Requested Information

1. Through the conditional use process the medical use/community center appears to be allowed in RTF zone based on the land use code reference noted below:
17C.110.100 Residential Zone Primary Uses Table 17C.110-1 Medical Center/Community Service = CU in RTF Zone
2. The proposed dental clinic is consistent with the comprehensive plan, goals, objectives and policies for the property as follows:
 - a. ED 1.4 Public-Private Partnerships, that advance economic development opportunities
 - b. ED 2.4 Mixed-Use support that brings employment and residential activities into shared locations.
 - c. DP 2.12 Infill Development that compliments and reinforces positive commercial and residential character.
 - d. SH 2.4 Co-Location of Facilities: Encourage a land use pattern that allows convenient access to daily goods and services, especially for those persons with limited mobility and/or transportation options.
 - e. 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.

- f. SH 4.1 Universal Accessibility: Ensure that neighborhood facilities and programs are universally accessible. Community-based programs and facilities should be physically, operationally, financially, and culturally accessible to all those who desire to participate.
 - g. SH 5.1 Coordination of Human Services: Coordinate with public and private agencies and other appropriate entities to evaluate existing needs, facilities, and programs relative to health and human services, and develop regionally equitable and comprehensive programs and service delivery systems.
 - h. 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.
 - i. N 3.2 Major Facilities: Use the siting process outlined under "Adequate Public Lands and Facilities" (LU 6) as a guide when evaluating potential locations for facilities within city neighborhoods, working with neighborhood councils and/or interest-specific committees to explore mitigation measures, public amenity enhancements, and alternative locations.
3. SMC 17D.010 Concurrency Requirements: Medical/Dental Center facility is not listed as a facility or service requiring evaluation for concurrency.
4. Site Plan per City of Spokane. The proposed dental clinic would sit on the site of the former CCS Early Head Start building offering existing utilities and parking area with ideal street side presence. The gross area proposed is 4,000sf for a facility which is the minimum sq. ft. required to operate a financially viable clinic that would staff 2.5 dentist and 2.5 RDH for 4,650 patients served annually.
5. As an existing neighborhood community center with a former dental clinic and services, this new dental clinic building will be a re-instatement of previous services offered to the public. Development would occur within the site limits. The facility would be a daytime only use and therefore coinciding with the flow of neighborhood traffic leaving during the day and returning in the evening.
6. Proportion of residential household living uses will not be affected due to the existing property re-development does not contain any residential units and is an extension of services already and previously provided.
 - a. The Dental Clinic will be 4,000sf stand alone building. Somewhat larger than the previous services offered, but necessary for fiscal prudence.
 - b. The intensity and scale of the proposed building is consistent with the neighborhood.
7. Physical compatibility of the building similar with others on the ECCC campus but smaller.
 - a. The proposal will be compatible with the adjacent residential development based on building scale and setbacks with similar materials found in the local vicinity.
 - b. Typical setbacks will be maintained with landscape screening of parking areas and mechanical areas to conceal the commercial nature without overly obscuring visibility for safety and security purposes.
8. The livability of the proposal will not adversely impact the nearby residential zoned lands as follows:
 - a. No new noise will be generated, all lighting will have zero-lot line cut off, operations will only be during the daytime normal business hours, no odors or litter will be evident.
 - b. Landscape will filter views of the parking area but not totally obscure and minimal night lighting will be maintained for safety and security.

9. Public services will be in conformance of standards and noted as follows:
- a. The proposed use is in conformance with the street designation of the comprehensive plan.
 - b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the areas as follows:
 - i. Street capacity will be supported by adjacent 5th avenue and close by Altamont Street. Level of service will be similar to previous dental offerings on the ECCC site.
 - ii. Access to the nearby Altamont Street via 5th Ave, 6th Ave and Hartson Ave.
 - iii. Connectivity within the existing grid street system is ideal for multiple access and egress options.
 - iv. STA bus stop is located on the property on the corner of 5th Ave and Stone St. for accessible public transportation.
 - v. On-street parking will maintain the same level of use with additional off-street parking added to support the additional campus building area.
 - vi. Access restrictions with-in the site are minimal with full cross site pedestrian access available.
 - vii. Neighborhood impacts will be positive due to the supporting dental health services offered fitting the local demographics. Daytime hours of operations will allow for neighborhood impacts to be mitigated.
 - viii. Impacts on pedestrian, bicycle and transit circulation will maintain as existing.
 - ix. Safety will be enhanced for all modes with daytime presence and nighttime security lighting.
 - x. Transportation demand strategies begin with providing dental health services to the local neighborhood to alleviate the necessity for people to leave the area. Followed by providing the opportunity for service to the population already visiting the ECCC for other community support systems. Future strategies could include coordination with the STA for additional service.
 - c. The existing Head Start building sewer, water supply and utility services will be reused as applicable. Stormwater will be maintained on-site as currently designed. Fire protection will be analyzed and designed to be supported with existing water flow availability.

Summary

The proposed 4,000sf dental clinic fulfils the basic space requirements for a functioning dental clinic providing the mandatory services normally offered. The East Central Community would be well served by this desperately needed Dental Clinic due to its key neighborhood proximity. Working in conjunction with many services provided at ECCC, customers may bypass the, sometimes prohibitive, transportation necessary to leave the area for basic dental services.

Sincerely,



J. Ryan Zane, AIA, NCARB, LEED AP BD+C
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