

City of Spokane Conditional Use Permit
EXCELSIOR WELLNESS – 2021 CUP EXTENSION AND EXPANSION

Conditional Use Permit Attachment pages

1. List the provisions of the land use code that allows the proposal.
 - a. Table 17C.110-1 Residential Categories "Group Living"
 - b. Chapter 17C.110.110 la i, ii and iv
 - c. Chapter 17C.190.100 Group Living
 - d. Chapter 17C.330, Group Living
 - e. Chapter 17C.320 Conditional Uses
 - f. Chapter 17C.320.080 (F) 1-4
 - g. Chapter 17G.060.170
 - h. Chapter 17C.230 Parking and Loading
 - i. Chapter 17C.200 Landscaping

2. Please explain how the proposal is consistent with the comprehensive plan Designation and goals, objectives, and policies for the property.

The subject property is designated R 4-10 on the land use plan and is implemented with the RSF zone. Within that zone, Table 17C.110-1 allows group housing, schools, and medical clinics by Conditional Use Permit per applicable standards. The fact that these are allowed uses within the RSF zone, means that the uses are consistent with the R 4-10 land use category, or it would not have been considered an implementation provision of this RSF zone. Applicable goals and policies are as follows:

LU 1.3 Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.

As stated above, group living, schools and medical clinics are allowed uses in the RSF zone and are therefore not necessarily higher intensity uses than single-family homes. The purpose and intent of the applicable standards of Chapter 17C.330 are to ensure that uses in the group living category will be compatible with the character of residential areas. (See 17C.330.1 Purpose}. Accordingly, Compliance with Chapter 17C.330 ensures compatibility by regulating density and spacing of group living facilities. Excelsior Wellness benefits from the large, park like campus that they currently enjoy. Any new construction or remodel will preserve the open campus as well as enhance campus circulation. Preserving open spaces around the group living and other Excelsior facilities and creating the arboretum on the grounds of Excelsior Wellness provides open green areas and park like settings not commonly found in residential developments.

LU 5 Promote development that is attractive, complimentary, and compatible with other land uses.

Compliance with Chapter 17C.330 is required and its purpose is to ensure land use compatibility through density and spacing controls. Other development standards address on-site parking, setbacks, screening & landscaping, signage & height, bulk and site coverage to ensure compliance with the above goal and policy. At 32.049 acres, the Excelsior Wellness Campus is an asset to the Indian Trails community as it provides and protects lovely, treed areas, a certified Level I Arboretum open to the public, grass ball fields and meadows. If this land were turned into a single-family tract the character of the neighborhood would be greatly altered.

LU 5.1 Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment (e.g. air and water quality, noise, traffic congestion, and public utilities and services).

It is important to recognize that this 32.049-acre site could have been subdivided into 186 homes. As such, 930+ Vehicle Trips per day (VTD) could have been generated whereas a significantly lower VTD, less than 30, are anticipated with this expansion of use. Traffic on West Indian Trails Road is significantly less than the conventional, single-family residential use of the site would be. As this is a facility that is staffed 24 hours, the AM and PM congestion commonly associated with conventional residential use is avoided.

Noise is another factor that should be significantly less than the conventional subdivision due to the fact that our residents and service users are quieter, outdoor activities are intermittent, and activities are for short periods of time. Noise would be much more significant with the indiscriminate outdoor lifestyles of 186 single family living homes. The plan is to preserve as many trees as possible, and to expand the design and installation of arboretum plantings to maintain the natural and designed barriers/filters that are currently on site.

Air and water quality are not negatively impacted by this use. Because of landscape and arboretum design principals applied to the site, as well as runoff mitigation integrated into the landscape design air and water quality may actually be improved. A far more integrated approach than the 186 individual housing units that would be allowed on this site if converted to single family residential development of the land. In addition, those homes would have an accumulative higher volume of water usage than our 115 residents and other service users utilizing Excelsior Facilities.

Public utilities are more than adequate to serve the site and the uses, as stated above, will not create as large a demand as conventional residential subdivision of the land would.

The uses identified will be designed with adequate on-site parking, vehicular and pedestrian circulation, screening and landscaping to blend into the height bulk and scale of the surrounding area.

The use is consistent with the above policy and goal.

LU 5.2 Ensure site locations and design features that enhance environment quality and compatibility with surrounding land uses.

The existing building is a two-story flat roofed building that complies with current regulations. At this point in the remodel project, the remodel of our structure will attempt to blend with our existing building and will blend with existing architectural style. As with all Excelsior construction, remodels, and additions, we will work with city staff to design facilities which are complimentary to both the surrounding residential uses and the existing campus buildings. Prior to issuance of a building permit, the remodel project and future activities will demonstrate full compliance with applicable provisions of the Development Code including but not limited to, setbacks, on-site parking, landscape screening, bulk and scale, ingress and egress and storm drainage controls and design review. Ensuring that any project complies with the applicable provisions of the Development Code, ensures that the location and design is consistent with this policy and goal.

LU 5.3 Ensure that off-street parking, access and loading facilities do not impact the surrounding area.

The site plan design and location of the 1,500-sf addition to our existing building, remodel, and the design of new site improvements, illustrate compliance with this policy by:

1. Providing appropriate Community access to W. Indian Trail Road for staff, residents, students, service users visitors and emergency vehicles.
2. Providing more than adequate on-site parking, and improvements to vehicular and pedestrian site circulation.
3. Landscape plan with spacious and adequate green spaces for outdoor activities as well as separation from streets and adjacent residences.
4. Providing a new, paved fire lane on the easterly side of the EWC, EFM, and EHS building will improve fire protection for not only our buildings, but also the hillside to the East of our facilities.
5. Density and spacing of use is regulated by Table 17C.330-1 to assure compatibility to the zone within which the facility is proposed. According to this Table 17C.330-1 1,151 Group Living residents would be allowed and considered "density compatible". Our CUP allows 115 residents.

LU 5.5 Ensure that infill is well designed and compatible with surrounding uses and building types.

Excelsior is an existing facility that predates many if not all of the surrounding homes. The addition will have minor impacts to the character of the site. The design of addition and surround landscaping will blend well with the surroundings and established housing developments. Compliance with Chapter 17C.330 ensures compatibility, and compliance with all other applicable performance Standards of the Development Code.

Transportation Goals and Policies:

Due to their age, mental wellbeing, and financial status, our service users typically do not drive their own vehicles. Instead, most of our service users rely heavily upon public transportation and other, alternate forms of transportation. The overall traffic impact to the Indian Trail community remains minimal. Our residents, students, and other service users are periodically transported to school, work, appointments and other social events via STA buses and Excelsior vehicles. Other medical related appointments are handled on campus in our medical clinic to further reduce the transportation impact on the surrounding community.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 170.010.

According to the City of Spokane, there is adequate water and sewer capacity for the planned facility renovations.

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 existing campus is 32.049 acres and the five (5) parcels affected by the Conditional Use Permit application are generally similar in physical characteristics. The approval of this Conditional Use Permit to Excelsior Wellness will result in a campus expansion of approximately 1,500 square feet of building addition to the main facility, and no increase in number of resident beds (current CUP is 115). The additional square footage that is being requested will be dedicated to relocating and enlarging existing medical clinic space, outpatient counseling areas and meeting rooms.

The campus site plan will continue to include spacious and attractive landscaping which will include sidewalks, trails, expansion of the arboretum, and other outdoor activity areas, as well as an approved fire lane along the eastern side of our main facility to improve fire truck access and community fire safety. The site plan meets or exceeds all applicable performance standards of the Development Code. Furthermore, the site location with multiple ingress and egress driveways along an arterial provides direct access to and from the facility without impacting local neighborhood street systems. The site is very suitable for the minimal demands that this type of use requires.

5. Please explain any significant adverse impacts 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.

Due to the size of the property owned by Excelsior, the wooded landscape and the siting of the remodel and future use along West Indian Trail, there will be little impact on the neighboring residential properties related to the built structures. At the public meeting there were some concerns from the neighbors regarding sightlines of existing homes and building heights on Excelsior property. Also, there were some concerns expressed based upon neighborhood experiences with community youth in prior years. Residential Treatment Facilities of this size are regulated by the Development Code to ensure land use compatibility with its surroundings. Compliance with these development standards accomplishes the goal of land use compatibility. The overall environmental and traffic impact of this type of residential group living is minimal and insignificant on a property of this size but the concerns of neighbors did not go unnoticed at the public meeting. Annual incident numbers were reviewed with the neighbors in attendance showing that there has been a decrease of neighborhood incidents involving Excelsior resident youth over the past three years, as well as a decrease in safety officer calls to the Excelsior campus. Excelsior is working closely with local police and juvenile justice officials to continually improve processes, communication, and prevention. Also, Excelsior is dedicated to better relations with the community as expressed in the neighborhood meeting. In order to be a better neighbor, we will continue to investigate and implement all of the following items as the budget allows.

1. Improved perimeter fencing - This may include new fencing or other plant barriers along the north, east, and south boundaries of our parcels to deter participants from wandering and recreating through the wooded areas outside of our property and adjacent properties without fences.

2. Improved outdoor recreation and meeting areas - by providing monitored outdoor recreation areas on campus, participants will have places to be outside to socialize with friends on the campus as opposed to in the wooded area above the campus.

3. Fire Prevention and Safety - Excelsior will continue to work with local fire officials and neighboring residents by removing pine duff deposited naturally each year, limbing-up evergreen trees to a height of 20' in the forested areas of our property, and continue to improve and maintain forested lands to prevent wildfires. Excelsior has already added additional fire hydrants, and as stated earlier, bringing up to code and paving the fire access lane on the Easterly side of our main facility.

6. N/A

7. N/A