

## City of Spokane Conditional Use Permit EXCELSIOR YOUTH CENTER - Life Point Expansion



Excelsior Youth Center is proposing a campus expansion of approximately 22,000 square feet and an increase in number of resident beds from 99 to 115. 12,000 sf of the Expansion will be designed as a stand alone building on the north end of the campus. This building will be home to the LifePoint program which provides transitional group home living to 16 transition age youth. The remainder of the additional square footage that is being requested will be dedicated to relocating existing administration and support services of the campus such as medical clinic space, counseling areas and meeting rooms.

The additions/new construction will result in 16 new resident beds and approximately 16 staff members. LifePoint and the Excelsior Youth Center are open 24 hours a day, seven days a week so the number of additional staff at any one time during the day will be 6.

Excelsior Youth Center currently occupies 56,000 sf of building space on a 26.8 acre campus on West Indian Trail. The facility has a CUP for 99 resident beds and serves over 300 families in our region. Excelsior is a private non-profit integrated healthcare and education organization. For over 34 years we have provided specialty education, healthcare and innovative behavioral health services to children, adolescents, young adults and their families. The center currently operates 12 established programs (both inpatient and outpatient), a fully accredited on-site middle school, high school and independent learning program, as well as a Department of Health licensed medical clinic (Providence Medical Group Excelsior Youth Center).

The LifePoint Program provides an innovative approach to assisting and supporting Transition Age Youth (TAY) who are otherwise homeless or unnecessarily hospitalized. LifePoint services provide robust behavioral health, medical care coordination, vocational training, housing assistance, and educational advancement services for young adults with complex emotional and behavioral difficulties, histories of homelessness, prior long-term hospitalizations, and often complex legal histories. The Spokane County Regional Behavioral Health Organization (SCRBO) currently partners with Excelsior to support Medicaid eligible services.



LifePoint engages system partners and natural supports to promote long-term stable living without accessing community acute stabilization services or acute institutional care. Leaning on our communities success in providing wraparound services to those TAY who enroll in college and universities, LifePoint provides this same wraparound approach to assisting our community TAY who otherwise have little support system resources to successfully achieve independence and a viable role in our community. The initial success of the LifePoint program has attracted attention of local, state, and national stakeholders.

We respectfully appreciate your review and consideration of the extension and expansion of the Conditional Use Permit to better represent how Excelsior is meeting the needs of our community.

A handwritten signature in blue ink, appearing to read "Paul Harrington".

Paul Harrington, South Henry Studios Principal

A handwritten signature in black ink, appearing to read "Andrew Hill".

Andrew Hill, Excelsior Youth Center,. CEO

## City of Spokane Conditional Use Permit

1. List the provisions of the land use code that allows the proposal.

see attached

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

see attached

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

see attached

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.

see attached

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.

see attached

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

not applicable

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

not applicable



## City of Spokane - Conditional Use Permit (C.U.P.) -Application

### 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
- See attached supplement for specific language of the

recited sections.

### 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 use 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 Youth Center benefits from



the large, park like campus that they currently enjoy. The new construction will preserve the open campus as well as enhance campus circulation. Preserving open spaces around the group living facilities provides open green areas 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 over 26 acres, the Excelsior Youth Center Campus is an asset to the Indian Trails community as it protects lovely treed areas, grass ball fields and meadows. If this land were turned into a single-family tract the character of the neighborhood would be greatly altered. As Group Living is a residential use, expansion of the program is compatible with surrounding uses.

### **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 26.4 acre site could have been subdivided into 175 homes. As such, 230+ Vehicle Trips per day (VTD) could have been generated whereas a significantly lower VTD, less than 20, 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 are quieter and outdoor activities are intermittent and are for short periods of time. Noise would be much more significant with the indiscriminate outdoor lifestyles of 175 single family



living homes. The new building will be located on the north end of the site in an area that has relatively few trees. The plan is to preserve as many trees as possible to maintain the natural barriers/filters that are currently on site.

Air and water quality are not impacted by this use and may be less than the 175 individual housing units that would be allowed on this site. In addition those homes would have an accumulative higher volume of water usage than our 115 residents living in a group home.

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 would.

The use 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 early point in the project, it has not determined if the new structure will attempt to match existing building or if it will be designed in a more residential style. We will work with city staff to design a building that is complimentary to both the surrounding residential uses and the existing campus buildings. Prior to issuance of a building permit, the project 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 the 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 potential building sites, illustrate compliance with this policy by:

- 1) Providing appropriate Community access to W. Indian Trails Road for staff, residents, 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 space for outdoor activities as well as separation from streets and adjacent residences.
- 4) Access and loading areas required for this facility will be moved to the rear of the campus out of view from the street. The existing refuse and recycling dumpsters will be screened from view
- 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". We are currently applying for an increase from 99 to 115 residents at full occupancy under this application. At full capacity this site could house 516 residents under the current zoning code.

### **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. Although significant, the addition will have minor impacts to the character of the site. This project will house a residential community of 16 high functioning transition age youth. The building(s) that will house Life Point will be similar in foot print to the surrounding residences and the architecture will blend the residential use to the existing facility. The design of the home and surround landscaping will blend well with the surrounding and established housing developments. Compliance with Chapter 17C.330 ensures



compatibility as does compliance with all other applicable performance Standards of the Development Code.

### **Transportation Goals and Policies:**

Due to their age, mental well being and financial status, our community residents typically do not drive their own vehicles. Instead our residents rely heavily upon public transportation and other, alternate forms of transportation. The overall traffic impact to the Indian Trails community will be minimal. Our residents are periodically transported to school, work, appointments and other social events via STA buses and ..... Other, medical related appointments are handled on campus 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.

### **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 26.8 acres and the two parcels affected but the Conditional Use Permit. The approval of this Conditional Use Permit to Excelsior Youth Center will result in a campus expansion of approximately 22,000 square feet of building and a increase in number of resident beds from 99 to 115. 12,000 sf of the Expansion will be designed as a stand alone building on the north end of the campus. This building will be home to the LifePoint program which provides transitional group home living to 16 transition age youth. The remainder of the additional square footage that is being requested will be dedicated to relocating existing administration and support services of the campus such as medical clinic space, counseling areas and meeting rooms.





The campus site plan will continue to include spacious and attractive landscaping with meandering sidewalks and a shared courtyard area for the group home. The home will include its own reception check-in area, a common dining room, kitchen, laundry room, medication room, public bathrooms, bathing-room facilities and 16 private resident rooms. The building will also house other required support spaces such as staff offices, counseling and meeting rooms.

The site plan meet or exceeds the all applicable performance standards of the Development Code. Furthermore, the site location 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 new home near West Indian Canyon, 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 the residential participants at Excelsior. 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.

This project will be funded by a grant and funds are limited so we are some what limited in what can be constructed beyond the main building and parking, but Excelsior is dedicated to better relations with the community. In order to be a better neighbor we will investigate and implement all of the following items as the budget allows.



1. Improved perimeter fencing - This may include more appealing fencing along West Indian Trail road, and a new fence along the north boundaries of the parcels to deter participants from wandering and recreating through the wooded areas.

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 work with local fire officials and neighboring residents to clean up and maintain their forested lands to prevent wild fires. If possible, Excelsior will also be creating a fire land and extending the 6" water line to provide better access to fire fighting crews.

6. N/A

7. N/A