

All Conditional Use Permits must provide the following information:

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

Chapter 17C.230 Parking and Loading

Our parking lot is already in place and in use. The parking lot repair and beautification project will add a few additional spaces when complete. Street trees, planters and landscaped medians are planned as part of our site beautification. Sufficient parking spaces are provided for employees and our guests. One or more curb cuts that currently exit onto Napa will be removed as part of this project. Accessible parking spaces will be provided.

Chapter 17C.200 Landscaping

A key feature of our project is landscaping and site beautification. Design elements include a playscape and a parking lot beautification plan. Drawings for both the playscape and parking lot projects are included in our permit applications. Important design features include street trees, landscaped (irrigated) parking lot medians and cast concrete (irrigated) planters. Landscape elements are designed to improve aesthetics along Napa and East Sinto while blending into the adjoining residential neighborhood. Landscape buffers have been added and will be maintained between properties owned by Family Promise and our neighbors to the east.

Chapter 17C.320 Conditional Uses

The existing homes and storage buildings will not be altered significantly as this is primarily a landscaping/beautification project. The planned playscape will be screened by code compliant fences. No changes are planned to property setbacks.

This project will not significantly alter the overall residential appearance and function of the area. We don't anticipate any major exterior remodeling that would change exterior walls, building heights, or rooflines. Any accessory buildings will meet all RSF code requirements to blend with the neighboring properties. The proposal is compatible with adjacent residential developments based on characteristics such as site size, building scale and style, lot coverage, setbacks and landscaping.

There are no anticipated adverse impacts to livability in nearby residential zones due to noise, litter, glare from lights, late night operations, odors and litter. We observe quiet hours at night. No major changes are planned to current exterior lighting. Our dumpster will be fenced and gated as part of the parking lot beautification project. The residential property that we own on the east side of the project will provide a privacy/security buffer for neighbors to the east.

Chapter 17C .110 Residential Zones

Our proposed project is compliant with permitted uses in a residential zone: Institutional Categories, Community Services may be allowed in an RSF and RSF-C zone with limited uses (L) or conditional use approval (CU)

Chapter 17C.320.080 Land Use Standards, Conditional Uses

The criteria in this chapter are covered in-depth in sections 6,7,8 and 9 below.

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

This project is consistent with the City of Spokane Comprehensive Plan Designation and Goals. Our intent to enhance Family Promise of Spokane's ability to provide critical community services to families with children that would otherwise be homeless. Our mission is to "equip families and the community to end the cycle of homelessness, because every child deserves a home."

Our current shelter was constructed in 2018 and has been in continuous use since then, serving hundreds of families. Our current project is designed to enhance community services to families in preventing homelessness, providing for families that are currently experiencing homelessness, and preparing families to be re-homed.

Transportation Plan: Our existing shelter at 2002 East Mission is located at the corner of two main arterials (Mission and Napa) which both provide easy access to multi-modal transportation. In August of 2021, Spokane Transit Authority will be building a new bus pad in front of our facility to further enhance transportation for our staff, guests, and the larger Chief Garry Community.

Protecting the Natural Environment: We don't anticipate any harm to the natural environment as all three parcels within the project are already fully developed. There are no adjacent shorelines or natural areas, nor are there any project features that have the potential to pollute or otherwise contaminate the site. The proposed playscape project will convert a utility/service area and lawn to a small park-like area with turf and landscaping features, designed to be enjoyed by children. We plan to keep the existing residential structures in place with no major modifications.

Permitting Applications Submitted: Building permits have been submitted and are currently in plan review with City Planning.

Preserving Neighborhoods, Being Good Neighbors: Being good neighbors is one of our core values and we've worked closely with the Chief Garry Neighborhood Council to build positive relationships within the community. We are committed to protecting the character of the adjoining single family residential neighborhood, while enhancing our ability to provide critical community services. As part of the permit process, we conducted a community meeting prior to submitting our application and received strong support from the Chief Garry Neighborhood Council. A letter of support from Chief Garry Park Co-Chair, Coleen Gardner, is included in our permit package.

Preservation of a neighborhood landmark: The planned project preserves the character of the building at 2002 E Mission Ave (formerly Cassano's Italian Grocery and Deli), a long-time landmark and community gathering place in the Chief Garry neighborhood. No significant exterior renovations are planned with this building beyond adding landscape features and beautifying the paved area along the west side of the building to make the building more approachable to pedestrians. Previous renovation has extended the life of this building and our current community service use should keep this building viable for years to come.

Beautification, Street Trees, Landscaping: Much of our project is focused on beautifying our site with street trees, cast concrete planters, landscaped parking lot medians, a playscape and more. Our hope is that our urban renewal work at the corner of Mission and Napa will encourage pedestrian activity on the sidewalks as well as similar projects throughout the neighborhood.

Zoning Compliant: Our proposed project is compliant with permitted uses in a residential zone: Institutional Categories, Community Services may be allowed in an RSF and RSF-C zone with limited uses (L) or conditional use approval (CU). The proposed use is to provide housing to families which is the predominant use in the RSF.

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

The proposed project is limited in scope and is not anticipated to cause a reduction of service levels below the minimum level of service that can be approved. This includes; transportation, public water, fire protection, police protection, parks and recreation, library, solid waste, and public wastewater (sewer and stormwater.)

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 physical characteristics of the property are suitable for the proposed use as we are utilizing structures that are decades old and a parking lot that has been in existence for years. The properties are well drained and generally flat. There is no ground surface water and we are not aware of any natural, historic or cultural features on the property beyond the historical significance of the former Cassano's Grocery building, which is the current site of our Open Doors Emergency Shelter.

The project extends over (3) three adjoining parcels and minimally disturbs the current features of the properties. The most visible portions of the project will be the parking lot beautification project along North Napa and the development of a children's playscape between 2002 East Mission and 2012 East Mission. These two projects are designed to beautify the property, while providing critical services to our guest families.

For more details, please see the attached site plan for this proposal which contains an overall plan for the property and a detailed design for the playscape area.

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.*

We do not anticipate any significant adverse impacts to the environment on our properties or the surrounding properties as the result of this project. The planned work is minimal in nature and is wholly contained on Family Promise properties. All properties are fully developed and do not adjoin shorelines or natural areas. We will be adding landscape features and reducing the amount of pervious surface that currently exists.

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.

The overall appearance and function of the area will not change significantly with this project and the general character of the single-family residential zone will be preserved. The original residential home will remain in place, largely unchanged. We take pride in our properties and these sites will receive regular maintenance and repairs by our facilities team.

Once the project is complete, our neighbors should see a reduced intensity of use as guest services are shifted to an enclosed area within the property. By providing a playscape, we plan to reduce guest use of our parking lot area as a family gathering area.

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.*

The proposed project will not change site size, building scale, or style. The residential buildings located within the boundaries of the project are not undergoing exterior remodeling. The size and scale of all structures will remain the same and meet all existing RSF regulations. The landscape between our properties at 2002 East Mission and 2012 East Mission will be merged into a professionally designed playscape for use by our guest families. Setbacks and lot coverage for all properties will remain the same. Landscaping and screening are part of the project design for the playscape area as seen in the attached playscape design by SPVV Landscape Architects.

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.*

One of our core values at Family Promise is to be a good neighbor. We've worked hard over the years to build positive community relations in the Chief Garry Community. This project is specifically designed to reduce current community impacts and to enhance the livability of nearby residential zoned lands. Specific design elements include, beautifying our parking lot areas by repairing, sealing and re-striping a parking lot, adding street trees and planters, fencing our trash receptacle area, and providing an enclosed park-like playscape for our guest families.

Though we operate a 24-hour shelter on the site, we observe quiet hours and lock down the Open Doors Emergency Shelter at night. We don't plan significant changes to current exterior lighting beyond adding some downward pointing security lights in the playscape area. We're also working on a separate project to enhance our exterior security camera systems within the project area.

Part of our strategy in purchasing our property at 2012 East Mission was to create a buffer between our main shelter operations and the residential properties to the east. By doing so, we also help to maintain privacy and security to our neighbors. We have already worked with that neighbor to improve the landscape buffer between these properties and will continue to do so.

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.

The proposed use remains in compliance with the street designations of the transportation element of the comprehensive plan. We see no significant changes in traffic to and from our facilities as a result of this project. Mission Avenue and North Napa are both main arterials and have sufficient capacity to meet community needs. One or more existing curb cuts on Napa will be removed as part of our parking lot beautification project. This will reduce the number of egress and ingress points near the corner of Mission and Napa and should enhance safety at this intersection. We expect a small net gain of on-site parking spaces once our parking lot is repaired and re-striped. This should reduce street parking in the area.

Planned future enhancements to area transportation include a new STA bus pad to be constructed on Mission Avenue in front of our Open Doors Community Shelter. This bus pad will serve the larger Chief Garry Community and will enhance transportation services for our guest families and the community at large. This project is separate from the projects listed in this permit application and is being managed by Spokane Transit Authority. Family Promise is also part of the Spokane Transportation Oriented Development Steering Committee and is contributing to the development of City Line stations in the Mission Ave corridor.

We do not expect to see any significant changes in pedestrian or bike traffic as a result of this proposal.

The current city water supply, sanitary waste and stormwater disposal disposals are adequate and we don't anticipate any large changes to our current usage. Police and fire protection are capable of serving the proposed use.