



1. List the provisions of the land use code that allows the proposal.
As noted the site is zone OR-35 (Office Retail - 35). The OR-35 Zone is listed under SMC17C.120.030(B) which allows retail uses, restaurants as a part of retail uses are noted in SMC17C190.270(C)3.

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

(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)

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

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.
n/a

WCE

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MEMORANDUM

TO:	City of Spokane, Planning Department		
FROM:	Todd R. Whipple, PE		
DATE:	April 26, 2017		
PROJECT NO:	1783	NAME:	Thai Bamboo – Conditional Use Permit
REGARDING:	Conditional Use Permit Application		

This document is intended to supplement the City of Spokane, Conditional Use Permit Application. The responses in this document are related to those questions where “See Attached” is noted.

Item No. 2

As note in the section of the City’s Land Use Code under Implementation – Carrying Out the Plan, the City’s Zoning Code is intended to implement the City’s Land Use Code. As shown on the Land Use Plan, this parcel is listed as Office, of which the OR-35 Zone meets this standard. As noted in the Comprehensive Plan Goals and Policies LU1.5 Office Uses allows restaurants and encourages office uses to be in a Center. Subsequently LU3.1 and LU3.2 note that a Center is or should be considered a hub for development to develop around. In this instance, we believe that these Goals and Policies are met with this proposal. Additionally, this proposal, can demonstrate that the following goals and policies make this proposal consistent with the City’s Land Use Plan:

- LU 1.12 Public Facilities and Services
- LU 3.1 Coordinated and Efficient Land Use
- LU 3.2 Centers and Corridors
- LU 3.13 Shared Parking
- LU 4.1 Land Use and Transportation
- LU 4.2 Lands Uses that Support Travel Options
- LU 4.4 Connections
- LU 5.1 Built and Natural Environment
- LU 5.2 Environment Quality Enhancement
- LU 5.5 Compatible Development
- LU 8.1 Population Accommodation
- TR 2.4 Parking Requirements
- TR 2.6 Viable Walking Alternative
- TR 2.7 Safe Sidewalks
- TR 2.8 Sidewalk Repair and Replacement

- TR 3.1 Transportation and Development Patterns
- TR 3.2 Reduced Distances to Neighborhood Services
- TR 3.3 Walking and Bicycling – Oriented Neighborhood Centers
- TR 4.18 Sidewalk Maintenance
- TR 4.20 Design and Maintenance of ROW Streetscape Elements
- TR 4.21 Maintenance Responsibility for RWO Streetscape Elements
- TR 4.22 Awareness of Maintenance Responsibility for RWO Streetscape Elements
- TR 5.3 Neighborhood Traffic Issues
- TR 5.4 Traffic Calming Measures
- TR 5.7 Neighborhood Parking
- TR 7.2 Street Life
- TR 7.3 Street Trees
- TR 7.4 Pedestrian Buffer Strips
- TR 7.5 Building Setbacks
- TR 7.6 Sidewalk Use
- CFU 2.1 Available Public Facilities
- CFU 2.2 Concurrency Management System
- CFU 2.4 Impact Fees
- CFU 2.7 Utility Permits
- CFU 3.2 Utility Installations
- CFU 3.3 Utility Coordination
- CFU 3.5 Uniformity of Standards
- CFU 4.1 Compact Development
- CFU 4.2 Access to Utility Easements
- CFU 4.3 Underground Utilities
- CFU 5.1 On-Site Wastewater Disposal
- CFU 5.2 Water Conservation
- CFU 5.3 Stormwater
- CFU 5.4 Ground Water
- CFU 5.5 Waste Reduction and Recycling
- CFU 5.8 Fire Protection
- ED 2.1 Land Supply
- ED 3.5 Locally-Owned Businesses
- ED 3.6 Small Businesses
- DP 1.3 Urban Trees and Landscape Areas
- DP 1.4 New Development in Established Neighborhoods
- DP 2.2 Zoning and Design Standards
- DP 3.1 Commercial Areas
- DP 3.3 Buffers and Transitions
- DP 3.8 Infill Development
- DP 3.9 Commercial and Mixed-Use Development
- DP 3.10 Parking Facilities Design
- DP 3.13 On-Premise Advertising
- NE 1.2 Stormwater Techniques
- NE 1.9 Sewer Requirement
- NE 2.1 Water Conservation
- NE 2.2 Landscaping Requirements

- N 2.1 Mixed-Use Neighborhood
- N 4.10 Pedestrian Design
- N4.11 Sidewalk Program
- N4.12 Pedestrian Buffer Strips
- N4.13 Pedestrian Safety

Item No. 3

Per SMC 17D.010 Concurrency Standards the following facilities were evaluated for concurrency. However, it should be noted that pursuant to SMC 17D.010.020 that a preliminary plat of this property is underway and it should have received concurrency for the uses per the underlying zone. However, we have provided what testing and documentation we could for the proposed use, a Thai Bamboo restaurant.

- A. Transportation: A trip generation and distribution analysis will be prepared as a part of this project and this project would anticipate to pay the appropriate City of Spokane Traffic/Transportation Impact Fees to meet concurrency for this item.
- B. Public Water: The project will require a 2-inch water service and meter due to cooking and dishwashing activities, the amount of flow to be used will not degrade the level of service of the surrounding users as no decrease flows or pressures to their properties would be expected, thereby not degrading the level of water service to the surrounding area.
- C. Fire Protection: The project by its very nature is the buildout of the Land Use Plan as implemented by the Zoning Code consistent with the uses contained within that document. To that end, the proposed restaurant use will be no different than another existing restaurant in size and scope and therefore not require any un-necessary fire services beyond what could be expected nor exceed services beyond those already identified for the area for similar facilities. Therefore, as this is a proposed restaurant in size and scope as those commonly found in the market area, no new staff, engines or other fire related activities or special activities would be required of fire department personnel that would degrade emergency response time or the level of service of other facilities within the service area.
- D. Police Protection: The project by its very nature is the buildout of the Land Use Plan as implemented by the Zoning Code consistent with the uses contained within that document. To that end, the proposed restaurant use will be no different than another existing restaurant in size and scope and therefore not require any un-necessary police services beyond what could be expected nor exceed services beyond those already identified for the area for similar facilities. Therefore, as this is a proposed restaurant in size and scope as those commonly found in the market area, no new staff, vehicles or other police related activities or special activities would be required of police department personnel that would degrade emergency response time or the level of service of other facilities within the service area.
- E. Parks and Recreation: As a retail establishment no new residents will be added that would result in the Parks falling below a level of service threshold which would include acres/person, therefore, no degradation to Parks and Recreation levels of service would occur.
- F. Library: As a retail establishment no new residents will be added that would result in the Library facilities falling below a level of service threshold which would include service ability/person, therefore, no degradation to Library service levels of service would occur.

- G. Solid Waste Disposal: As a retail establishment, the proposal will provide a new waste stream that would need to be serviced by the solid waste as a commercial user. As servicing this facility may have a slight impact on overall scheduling within the area, some service provided scheduling would need to occur. If in fact this facility cannot be served due to a decrease in overall level of service, a private provider will be contacted to schedule service until the City's Solid Waste department can serve the facility without a reduction in levels of service to current customers. As we have not applied for service at this time, we would expect that the Solid Waste department has excess capacity to serve this facility and the other properties in this area, therefore, no degradation of level of service is expected.
- H. Schools: As a retail establishment no new residents will be added that would result in the Schools falling below a level of service threshold which would include persons/acre or some other analysis format, therefore, no degradation to Schools levels of service would occur.
- I. Public Wastewater (Sewer and Stormwater): It is assumed that if the City Public Water supply is appropriate then the City Sewer system would be designed to handle the volume of pumped and discharged sewer effluent without affecting or degrading the sewer collection system and treatment facilities. Stormwater will be handled on site in accordance with the Spokane Regional Stormwater Manual and no impact to downstream properties will occur and all storm water will be treated and discharged on site, thereby not impacting the level or service of the City Stormwater collection system.

Item No. 4

A site plan has been submitted with this application, the proposed site after the completion of an ongoing short plat will be 25,854 sf. The site plan depicts a proposed Thai Bamboo sit down type restaurant. The approximate size of the building as proposed will be approximately 8,326 square feet, not including patio area. Front door access will be on the north side of the building from the existing parking lot. An outdoor seating area (patio) fronting on Lee Street will be provided at the same elevation as the finished floor at this time, however, stepping of this patio has not been ruled out and may become a final design element. The patio area will be accessed via doors to/from the building, sidewalk along the existing parking or a proposed stairwell to 29th Avenue. The building is intended to be a stick built building with a flat commercial type roof with several metal roof elements consistent with the brand name "Thai Bamboo" as can be seen on their other properties in Spokane. The material type for the building facades is intended to be split face CMU with Bamboo patterned pilasters made of EIFS or other similar material. Lighting will be by down lit street lights in the parking lot, LED sconces and LED strip lighting on the building. Signing will be as allowed by City Code.

In keeping with City Code and other recommendations, the building will be set between the existing parking area to the north, Message Envy to the west and the expanded sidewalks on both 29th Avenue (12-ft) and Lee Street (7-ft) (east and south) and will have street trees and other plantings between the sidewalk and the building as required.

At the present time, the parking lot is existing and currently drains to a stormwater pond that is in the vicinity of the proposed patio. The intent of the stormwater plan is to maintain the existing flow conditions on site and to rearrange the existing pond to work with the proposed building. Stormwater discharge will be the same as it is currently and follows the guidelines of the Spokane Regional Stormwater Manual (SRSW) in that stormwater is collect in the site gutter and

discharged to the existing pond where it is treated in the underlying treatment soil for discharge to the underlying soils. As this site is already partially developed (existing parking lot) no increase in pollution generating surfaces are anticipated, the only additional impervious surface will be the runoff from the roof, which will be directly discharged to stormwater infiltrators or a raingarden adjacent to the sidewalk on 29th. Previous geotechnical testing and investigations on site did not reveal groundwater, so discharge is not anticipated to be a problem.

Other site elements issues and concerns:

- On site refuse collection will be provided by a new dumpster location that will be set in the NE corner of the exiting parking lot and will include appropriate screening, drain and a hot water connection, either on the building or as a hose bib at the enclosure.
- A review of WISSARD indicates no cultural or historic features are present on the site or in the immediate vicinity. A review of the Spokane City/County Historic Preservation Office indicates no historic properties on site or in the immediate vicinity.
- There is native basalt rock outcroppings to the north that provide a vertical relief to the north and are naturally prominent features, these will remain untouched as a part of this project.

Item No. 5

No significant adverse impacts from this project are anticipated, the proposed project will be designed to meet the City's zoning and public works and other requirements. Traffic will be handled with agreement to pay impact fees associated with the development at building permit to meet concurrency. No light or glare from the site is anticipated as all light and glare will meet City requirements at property lines and will be down or reflective oriented. Traffic impacts at the approaches as it relates to headlights will be such that there is a commercial residential property to the east across Lee Street and other commercial properties to the south across 29th Avenue that should not be impacted by traffic entering and exiting the site. Noises associated with the use would be normal and customary for the proposed use, however, they will be above those currently generated by the partially developed site. These commercial uses will be generally associated with the other uses in the larger Grapetree development of which this site is east of and adjacent.