



Conditional Use Permit Application

Rev.20180102

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

The Zone Classification is Residential Single Family (RSF). Touchmark on South Hill was originally created under a Special Permit/Planned Unit Development in 1992. The new Health & Fitness Center is an allowed accessory use in the RSF zone as part of a Planned Unit Development.

The Memory Care building is a 48-room facility, which falls under the Group Living classification, which is allowed in the RSF zone. Both buildings will require a Conditional Use Permit that extends the boundary of the original permit in 1992. Refer to SMC Table 17C.110-1.

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

The Health & Fitness Center and Memory Care building are both allowed uses under the Group Living classification and RSF zone. The projects support the following land use goals of the comprehensive plan:

LU1.3	Single-Family Residential Areas
LU1.1	Neighborhoods
LU 1.2	Public Facilities and Services
LU 1.14	Non-conforming Uses
LU 5.4	Natural Features and Habitat Protection
LU 5.5	Compatible Development
NE 7.7	Wetlands
SH2.3	Compatible Design of Special Needs Facilities
SH5.1	Coordination of Human Services
PRS 5.4	Community Outreach

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

The Health & Fitness Center includes an indoor recreation and spa pool, locker rooms, walking track, exercise rooms and offices. Primary users are the Touchmark residents and community members over 50 years of age. The Memory Care building provides 32 resident rooms for memory care (Dementia and Alzheimer's) and 16 rooms for "enhanced" assisted living residents.

Based on the Pre-Development Conference and Occupancy Types, no impact to facilities or services are expected. Existing sanitary sewer and domestic water services are available from adjacent streets or from the existing private service lines. Fire protection will be tapped from the distribution water main with backflow assemblies. Storm water will be contained on site in accordance with SMC 17D.060.140 Storm Water Facilities. Traffic impacts will be minimized to the extent that the Health & Fitness Center is an amenity for Touchmark residents, and off-site vehicle traffic will be limited to dues paying community members over the age of 50. The Memory Care building will experience minimal traffic impact with only family members and visitors accessing the site on an occasional basis. Solid waste and recycling facilities will be accommodated on site and serviced by the current City collection services

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 Health & Fitness Center (HFC) is proposed to be constructed on vacant land south of the existing Touchmark campus on the corner of 33rd Avenue and Pittsburgh Street. The site is approximately 2.9 acres and rectangular in shape. The topography varies with a change of elevation of approximately 14 feet with the low point at the southwest corner and the high point at the base of the hill at the northeast corner of the site. There are two (2) delineated wetlands that affect the HFC site. Wetland "A" is on the eastern side of the site, and Wetland "B" is located north of the site on the existing Touchmark property (see Wetland Site Plan). Approvals for buffer-averaging and proposed enhanced plantings within the wetland buffer zones are currently being discussed with the Washington State Department of Ecology and City of Spokane. The remainder of the site is moderately covered with evergreen and deciduous trees, tall brush and rock outcroppings. The building and parking will be sited on the level portions of the site, thereby minimizing the amount of excavation work and preserving most of the natural rock outcroppings to the east.

The Memory Care building is proposed to be constructed on vacant land at the southeast corner of the Touchmark campus. The site is approximately 2.3 acres and rectangular in shape. Approximately 40 percent of the site is within the existing Touchmark property. From the anticipated upper floor line, there is an elevation increase of approximately 6 feet to the northeast corner of the site, and an elevation decrease of 10 feet to the south end of the site. The site is moderately covered with evergreen and deciduous trees, brush and tall rock outcroppings. The natural topography will allow for a full upper floor and partial lower floor, which will help minimize excavation costs and provide the least impact to the building height. The site location relative to the existing Touchmark campus provides convenient access to the skilled care wing and allows existing parking to be shared with memory care visitors.

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:

The Health & Fitness Center is a single story building whose height and variable massing of sloped and flat roofs will fit the character of the neighboring single and two-story homes to the south and west of the project site. The parking area adjoining Pittsburgh Street and 33rd Avenue will be visually and acoustically buffered from neighboring property with appropriate landscaping and visual barriers per SMC 17C.200.040. The wetland area and walking trails to the east have throughout the years been accessible by the public, despite the property being privately owned. The development of the Health & Fitness Center will maintain points of access to the wetland, but will not have control of the public access outside of Touchmark's property limits.

The Memory Care building is a combined one and two-story building whose height will be minimized by efficient utilization of the existing topography. See #4 above. The single-story massing of the north building wing will complement the scale of the residential townhouses to the north of the site. The two-story building mass of the south wing will be understated due to the sloping topography. The design character of the Memory Care building will not adversely affect or compromise the existing undeveloped property zones to the east and south.

(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.**

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.

TOUCHMARK ON SOUTH HILL
Conditional Use Permit Application
Health & Fitness Center and Memory Care Building Narrative

1. Provide a written narrative identifying consistency with the applicable policies, regulations and criteria for approval of the permit requested.

The project includes the construction of a one-story Health & Fitness Center of approximately 19,000 SF at the corner of Pittsburgh Street and 33rd Avenue. The building will be used primarily by Touchmark residents and community members over 50 years of age. The project also includes the construction of a two-story Memory Care building of approximately 32,000 SF and located at the southeast corner of the Touchmark campus. The building will contain 32 rooms for memory care residents (Dementia and Alzheimer's) and 16 rooms for "enhanced" assisted living residents.

The property is zoned Residential Single Family (RSF). Group living is an L/CU use in the RSF zone, with nursing and convalescent homes, assisted living facilities falling under this category. The Health & Fitness Center (recreation facilities) are an allowed accessory use. Touchmark on South Hill was originally created under a Special Permit/Planned Unit Development in 1992 (File #Z9200093 SP/PUD). A new Conditional Use Permit will expand the PUD boundary in order for the projects to be approved.

The proposed projects support land use goals outlined in the City of Spokane Comprehensive Plan in terms of neighborhood concepts, protection of the single-family neighborhood character, utilizing public facilities and services, ensuring compatibility with surrounding uses, preserving natural wetlands and providing public benefit for health, outreach and special needs populations.

Institutional uses in the RSF zone are required to follow the guidelines set forth in SMC 17C.320.080 and Design Standards of SMC 17C.110.500. The increased proportion of uses will be consistent with the existing Touchmark campus population and not increase the intensity and scale of the current residential household living category. At the Memory Care building, this will be achieved by utilizing the natural topography to create a full single-story massing element that extends across the north wing, thereby minimizing the height and preserving view corridors of the adjacent north residential townhouses. The two-story massing element of the south wing will occur at the lower end of the site and not adversely affect the undeveloped property to the east and south. At the Health & Fitness Center, the building and parking will be sited on the level portions of the site, thereby minimizing the amount of excavation work and preserving the native wetlands to the east and north. The proposed projects will maintain compatibility with the adjacent residential-zoned development and comply with site size, building scale, style, setbacks, landscaping, noise, lighting and other site standards required for Institutional use development in a residential zone.