



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

- 17C. 110-1 Institutional Use Community Service RSF zone (4) CUP
- 17C. 110.110 D. Community Service Facility
- 17C. 190.420 Community Services A-C
- 17C.320.080 F) Institutional and Other Uses in Residential Zones
- 17G.060.050 Community Meeting A-C
- 17G. 060.070 A-C. Application Requirements

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PLANNING & DEVELOPMENT

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

The proposed land use is an emergency shelter for women and children. As such, there is little mentioned in the text of the comprehensive plan as goals and policies. Nonetheless, under Social Health.

SH 2.2 states: "Disperse special needs temporary housing evenly throughout all neighborhoods." *This is the only emergency shelter for women and children within this area of Spokane and likely the only facility city-wide, when approved.*

SH 2.3 Compatible Design of Special Needs Facilities. Ensure that facilities that accommodate special needs population blend in with the existing visual character of the neighborhood in which they are located. *This is being located within an existing facility previously approved for a nursing home under Z9400096HESP. Therefore, no visual change to the character of the neighborhood will occur.*

The use is an allowed use in the RSF zone designated within this area. It is therefore consistent with applicable goals and policies of the comprehensive plan.

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

This is an existing facility served by city water and sewer and improved access from Illinois and Hogan. Sidewalks and street lighting provide safe pedestrian access and schools are not impacted since the children staying at this facility are transported to their respective schools. Police and Fire are already networking with this facility currently located on E Sprague Avenue, which will close upon relocating to this facility. It therefore complies with Chapter 17D.010.

**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 only addition to the existing site improvements would be the replacement of the existing 4 ft. chain link fence with a 6 ft. site obscuring fence for security and privacy of the residents activities outside and to screen this from the neighbors as well. Note: This may require

acknowledgement and approval from the HE since it would be within the front yard area. Of course, it would be in compliance with the clear view triangle requirements.

**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 Community Meeting Notes) Our Community Meeting with the neighborhood was a positive interaction in which concerns about loitering, endangerment, drug and alcohol addictions and strangers calling upon the neighbors were addressed. Noise of and from the facility were brought up and general questions about what the neighborhood could expect as they co-exist with this kind of land use. (It is worth mentioning that the last use was very negative as it was a half-way house, hence the concerns about what this may bring). That use was not an approved use under the original 47 bed nursing home use.

The following issues were addressed with the neighborhood in attendance:

- a) Substance Abuse: The Crisis Shelter for women and children does not accept women who are under the influence and/or addicted. Instead, they network with the police and or emergency medics to transport them to appropriate care. Moreover, women in such mental state of mind would not likely seek out this kind of shelter on their own.
- b) Loitering: UGM made it clear to the neighbors attending that the boyfriend, husband or ex-husband are not welcome at this facility. One of the benefits this facility has over the current motel conversion on E Sprague, is a secure single entry to the facility and the installation of security cameras on the grounds and perimeter of the building. If there is one of these unwelcome guest, the police are called and the individual is escorted away. This is also one of the reasons for the 6 ft. site obscuring fence, to screen who is on site. Consequently, most of these men would not know where their girlfriend or spouse is.

The other concern expressed by neighbors is the loitering or actual visiting by such individuals or residents at their home. They have been instructed to call us immediately at the facility if there are these kind of instances and we'll take care of it. It was also explained that the women and children at the facility would have no reason to bother the neighbors as all of their needs are met at the shelter and with strict guidelines of behavior.

- c) On site noise: The residents are not allowed to have radios or other noise making appliances. Nor are they allowed to have such outside. Another complaint by the neighbors was the on-site power generator that was required for the nursing home use. Apparently, it has on occasion powered up and run for a week without shut down. We said we'd look into that noise problem and get the required monthly start up minimized. For now, the facility is vacant, it isn't ours, and no one is there to know that this is happening.
- d) Off street parking: The facility has two off street parking lots. The one on the facility site has 5 spaces plus 2 more on site along the Hogan street frontage and the one across Hogan is improved with 27 spaces for a combined total of 34 spaces. The current E Sprague site has 15 plus 1 HC space. Staff uses 7 of these and the rest are for guest or visitors. According to staff, that lot on Sprague may be full two or three times a year. While the development code requires a minimum of 1:500 sf or 61 stalls or a maximum of 1:200 sf or 151 stalls; we have proven to get by with 16 on Sprague Avenue and have 34 spaces here. We would therefore request that the hearings examiner waive this standard and allow the existing off street parking to suffice.

