



**PLANNING & DEVELOPMENT**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
FAX 509.625.6013  
my.spokanecity.org

March 25, 2016

Dwight Hume  
Land Use Solutions and Entitlement  
9101 N Mt. View Lane  
Spokane, WA 99218

**Subject: Parking Requirements for Union Gospel Mission Crisis Shelter**

Dear Mr. Hume,

This letter is in response to your requested parking reduction for the proposed Union Gospel Mission Crisis Shelter located at 2410 N Hogan and the associated parking lot at 2407 N Hogan. We are aware of the complexity and challenges that this site poses, as well as the nature of your proposed use. This property is zoned RSF (Residential Single-Family) and the intended use is classified as Community Service. Traditionally, parking requirements for Community Services uses are determined by the square footage of the building, with a minimum of one stall per 500 square feet of floor area. The proposal for the Union Gospel Mission Crisis Shelter is an existing 30,070 building, which would require a minimum of 60 parking spaces.

There is a code provision which allows the director to approve ratios lower than the minimum, if sufficient factual data is provided to indicate that a different amount is appropriate. SMC 17C.230.130, states:

*Approval of parking below the minimum shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to the immediate site and in the surrounding area. When determining if a different amount of parking is appropriate, the director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the character of the proposed use.*

We understand that this use, which has been operating up to this point in a converted 15-unit motel on Sprague Avenue, provided 16 on-site stalls, which staff indicate reached capacity roughly two or three times per year. Given the nature of the proposed project and based on your intent, we are approving your request for reduced minimum parking ratios to accommodate a crisis shelter on this site. This approval is conditioned on the installation of bicycle parking on site, which will substitute for 10% of the required number of stalls, further reducing the need for a reduced minimum parking ratio. We are making this decision based on the following findings for the project:

- This 30,070 square foot building is to be utilized for women and children in need of safe shelter in crisis situations who often do not have their own vehicles;
- your proposal provides 34 on-site parking spaces, between the building site and the applicant-owned parking lot across Hogan at 2407 N Hogan;
- your proposal provides for at least 18 on-street parking spaces on Illinois Ave, Hogan Ave, and Carlisle Ave;
- you will provide bicycle parking on site, through the installation of bike racks, which will substitute as one stall for every five bicycle parking spaces provided, per SMC 17C.230.110; and
- your property is one block from a bus stop on the corner of Illinois Ave and North Center St, with one STA bus line serving that bus stop.

These identified findings provide more avenues for you to come closer to your parking requirement of 60 parking spaces. The 34 on-site spaces, the 18 on-street spaces, and the bike racks, which will substitute for up to six parking spaces, provide the equivalent of 58 parking spaces for your site. This allows you to meet 96% of the requirement.

The proposal is required to comply with standards of the Spokane Municipal Code, but it is our determination that your specific request is in keeping with the intent of the Community Service use designation and is a minor adjustment with minimal impact on the adjacent properties. This determination is made only for this site and this proposed use and may not be interpreted to allow any more intense use of the property.

Best Regards,

A handwritten signature in black ink that reads "Lisa Key". The signature is written in a cursive, flowing style.

Lisa Key, Planning Services Director  
Planning & Development