

Land Use Solutions & Entitlement

Land Use Planning Services
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(Sent via email on this date)

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MAR 15 2016

PLANNING & DEVELOPMENT

3-15-16

Lisa D. Key, Planning Services Director
3rd Floor City Hall
W 808 Spokane Falls Blvd.
Spokane WA 99201

Ref: Administrative Request for Parking Waiver

Dear Lisa:

I represent the Union Gospel Mission in their application for a Conditional Use Permit for a Community Service use of a former 30000 sf. 47 bed nursing home facility as their Crisis Shelter for Women and Children.

The Development Code requires a minimum of 1:500 sf and a maximum of 1:200 sf for a Community Service Use, (see Table 17C.230-2, Institutional Category, Community Services). Since our facility has 30,070 sf, the required off-street parking range is 60 – 150 stalls. The current facility provides for 34 parking stalls on site in two areas. However, the facility fronts along three streets and the available frontage for on street parking is as follows: Illinois Avenue, 4 parking spaces; Hogan 9 parking spaces and Carlisle Avenue 5 parking spaces for a total of 18 additional spaces. The combined on site and on street parking capability is 52 spaces. The deficiency is 9 parking spaces. Accordingly, we request that you consider waiving the additional required 9 spaces for the following reasons:

- 1) The UGM has operated this ministry for 8 years at a converted 15 unit motel at 1234 E. Sprague Avenue with 16 stalls. According to the on-site director of this shelter, the parking lot is typically accommodating 7-8 cars per day and only reaches capacity during special function events 2 or 3 times a year.
- 2) These 8 cars are mostly volunteers and staff and occasionally there will be a guest who has a car and a job but needs the shelter as a safe haven while she overcomes her problems. Few mothers have their own transportation. Most are dropped off by others or arrive by bus. (There is a bus stop one block from this facility.)
- 3) The E Sprague facility averaged 87 beds per night for the year. The new facility will provide for 130 beds per night or a 50% increase in guest.
- 4) If we use the same parking ratio to beds, we would provide 24 parking spaces (16 x 150%), 10 less than what is provided for off-street spaces. (34-24)

5) If we estimate the average daily parking demand it would be 12 or 150% of the 8 cars per day.

Based upon the above facts, we believe we can easily accommodate the actual demand for parking within our existing parking spaces. Since this is currently being processed for a Conditional Use Permit, we would appreciate having your decision before it is considered by the Hearings Examiner.

Respectfully Requested

Dwight J Hume

Dwight J Hume
Land Use Solutions and Entitlement

Attachment:
Site Plan of Record, Sales Brochure, Previous CUP decision

Copy:
Ali Brast
Phil Altmeyer Executive Director UGM