

**NEVADA STREET
BOARDING HOME**

**NEEDS AND
OPTIONS REVIEW**



FORM

ARCHITECTURE

**NEVADA ALF
COVER**

PROJECT SCOPE

The proposed project is an commonly called an Assisted Living Facility but is classified by the State Department of Health as a Bording Home. The Boarding Home classifications covers a wide resident spectrum from highly dependent to self dependent. It is assumed that the population being targeted is highly dependent. These are residents that cannot drive, typically do not leave campus and may require full time nursing supervision.

The most important quality of a successful Boarding Home is patient management. It is very helpful to have a stable population that keeps the bedrooms at capacity. This is done by managing behaviors between residents and having the flexibility to move patients from one area or another in order to keep staff management low. Patients who become problems have to be moved or sent to another facility creating a financial burden.

Sometimes this can be at odds with building management and capital investment. While it is most efficient to create a single structure with centralized support services managing patients within this type of building is more challenging. From a patient management standpoint it is more effective to have multiple community spaces so that patients can be moved to locations that best meets their disposition. Keeping a stable resident base will be more financially rewarding than having a high turn over.

Other separation consideration is patient nursing care and reimbursment. Patients who require higher nursing care are also reimbursed considerallby more. It may be effective to group these kinds of patients within a certain are for staff management purposes.

Essentially, while the number of beds is important the flexibility the physical facility can manage is very important.

BUILDING

The site size and zoning are well suited for this project. The property is large enough that several architectural solution would be appropriate. Based upon schematic planning the property area would support approximately 120 bed single story facility. Because there is no FAR the building could be doubled in size.

The cost to developpe the property would be relatively inexpensive as grading would be minimal and all utilities are at the property.

The only major utility concern is the sewer connection. There is an existing 8" sewer line on site that would be inexpensive to connect to if the owner of the sewer line were to agree. If the private sewer owner were to deny access then a road cut to the oposite side of Nevada would be required.

Typcially with multi tenant structures parking is a major factor when determining site capacity. However, because the patient population does not drive, parking will only need to be provided for staff and visitors. This is done through a variance process as the City Zoning ordance requires a 1:4 parking ratio for multi tenant structures.

Because Nevada street is a major thouroughfare, the road right of way is significant so there is a fair amount of landscaping that will have to be maintained along the street.

There appear to be no incumberances to the property in terms of easment, besides the private sewer. However a title search should be preformed and a detailed survey would reveal any unknown issues.

PROJECT OVERVIEW



ZONING

Per table 17C.120-1 of the Spokane County Zoning code Group Living is permitted within O (Office) Zoning

Per Exception 17C.120.110 [1] Group Home living is allowed outright without the Conditional Use Permit

SETBACKS

Per Table 17C.1202 the required setbacks:

Street = 10'
 O Zoning = 0'
 R Zoning = 10'

LANDSCAPE BARRIER

Spokane County Zoning requires landscape barriers between similar and alternate zoning boundaries. This property is bordered by:

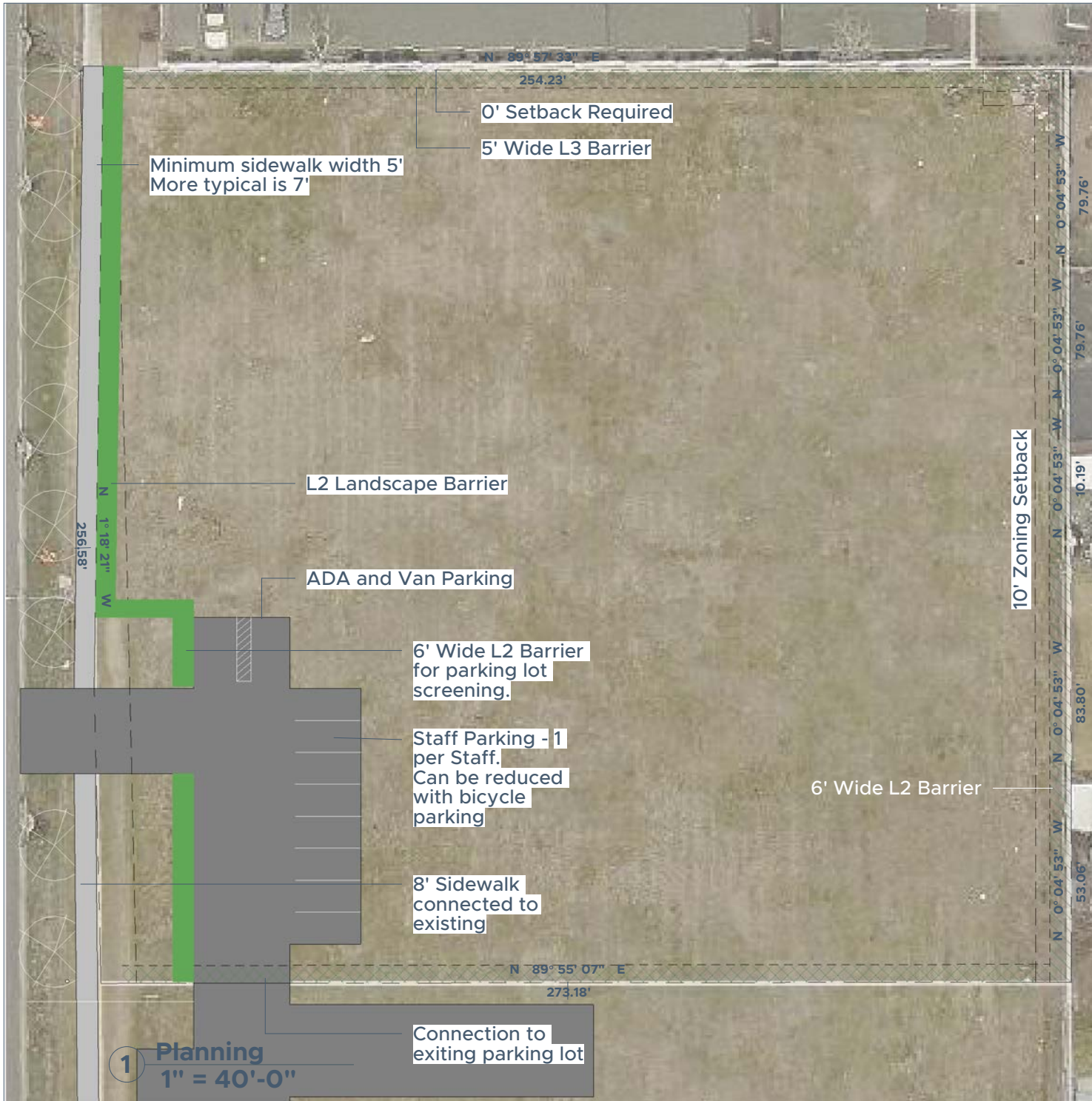
O-35 to O-35 5' L3
 RMF to O-35 6' L2
 SFR to O-35 6' L2
 Street to O-35 6' L2

FAR

Per 17C.120.210 note [2] there is for FAR requirement

NEVADA ALF

Zoning



PLANNING PARKING

The Spokane County Zoning Code consolidates all communal living under a single use category: Group Living

Per Table 17C.230-2 Group Living requires 1 parking spot per 4 residents. This is a typical parking ratio used in an Assisted Living where residents are free to come and go.

Given the nature of Boarding Homes for mentally handicapped individuals who cannot drive exemptions are made to the requirements.

A letter from the facility operator to the city will be required that demonstrates no need for resident parking.

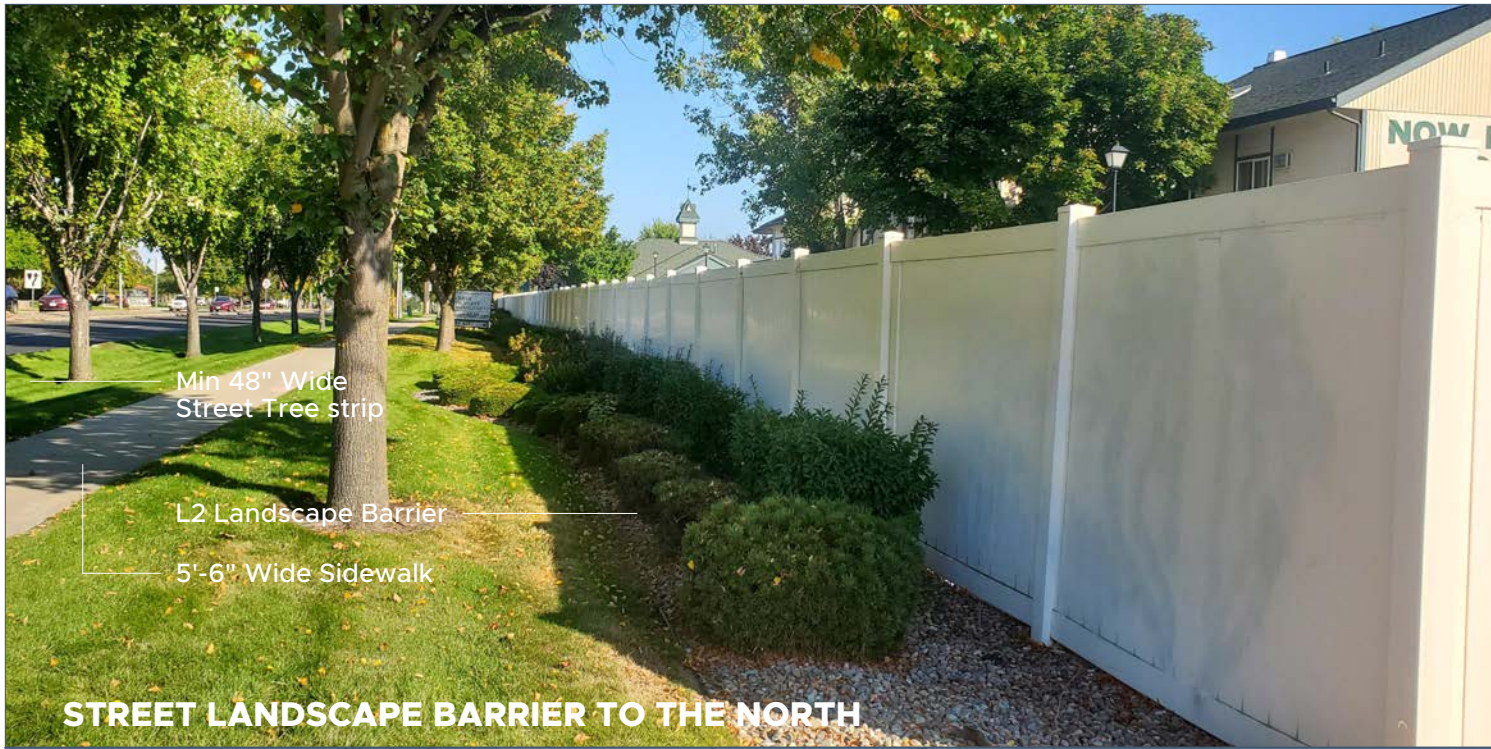
In this case, parking is required for staff and van parking used for transportation.

DESIGN STANDARDS

Developments in O zoning are required to comply with Spokane Design Guidelines as specified in section 17C.120.500 to 17C.120.580.

These standards control massing and architectural articulation.

The architectural nature of Boarding Homes should fit well with the guidelines



STREET LANDSCAPE BARRIER TO THE NORTH

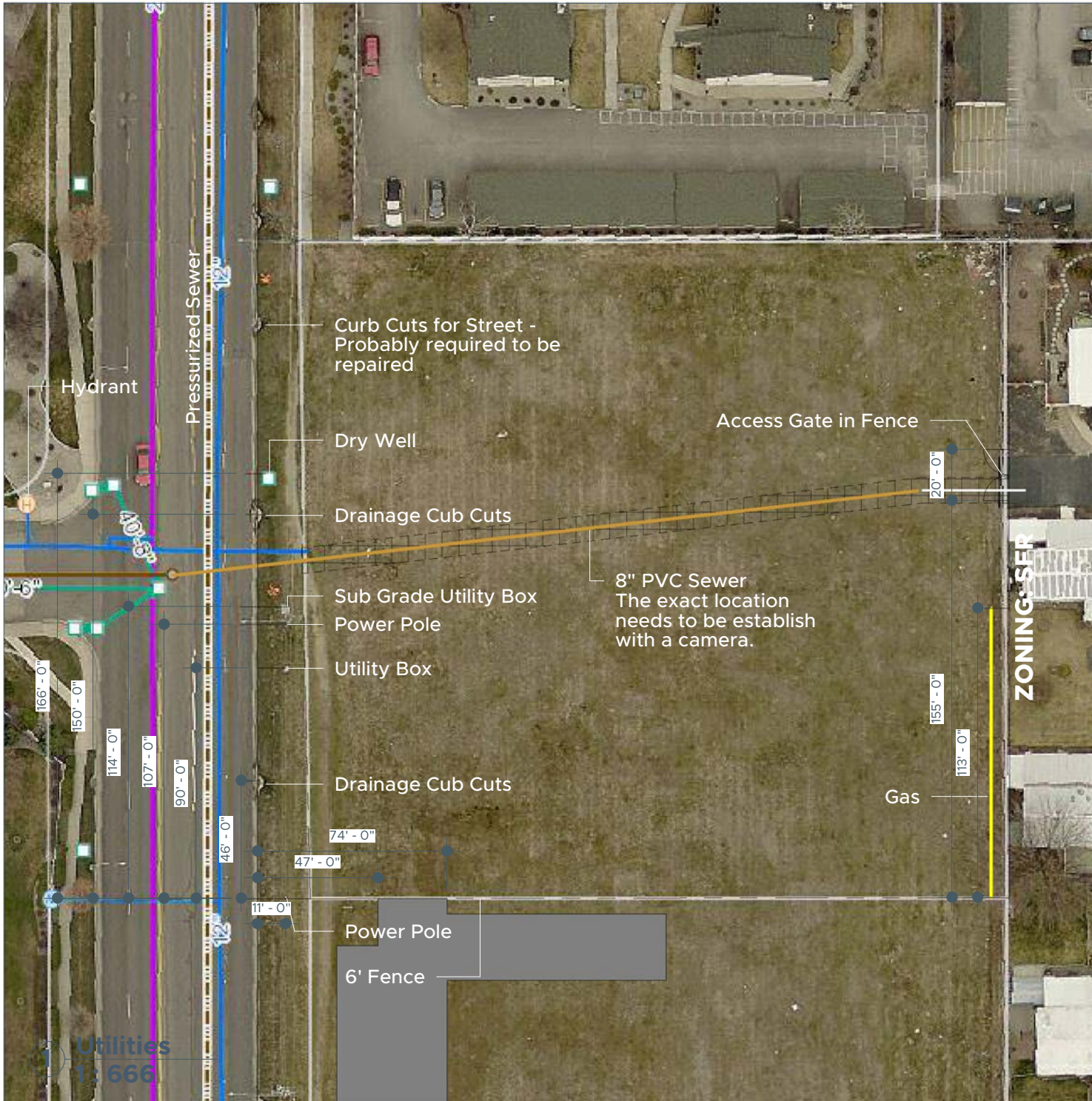


STREET LANDSCAPE BARRIER TO THE SOUTH

PLANNING

Both these landscape barriers exceed the minimum required by the Zoning Code. This is partially due to the Nevada Street right of way being large, pushing the property lines further back from the street curb. Because the L2 barrier is required to be on the inside of the property line there is a wide planting strip between the property and street that will have to be maintained by the business.

The planning department will probably expect something similar to the existing landscaping.



UTILITIES

This data was gathered from city maps and site observation. More precise information will require a survey.

SEWER

While there is no sewer stub to the property, sewer is available in the on the far west side Nevada. This would require a street cut and the Nevada street age is 0 to 3 years which may require additional paving besides the trench.

Ideally a connection could be made to the existing private 8" sewer already connected. Permission from the owner would be required.

CONTEMPO MHP LLC
1205 E Lyons Ave.

POWER AND WATER

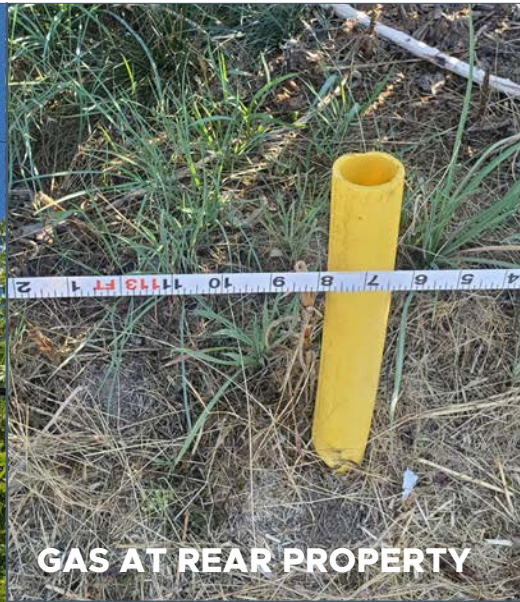
Power and water appear to be stubbed into the property. Because the property will be sprinkled, a 6" line will be required. Although there will be only one tap, there will be a vault and separate meters.

GAS

Gas is present at the rear of the property. The exact location needs to be established by the gas company.



POWER AT STREET



GAS AT REAR PROPERTY



STREET UTILITY BOX



UNDERGROUND COMUNCATIONS VAULT



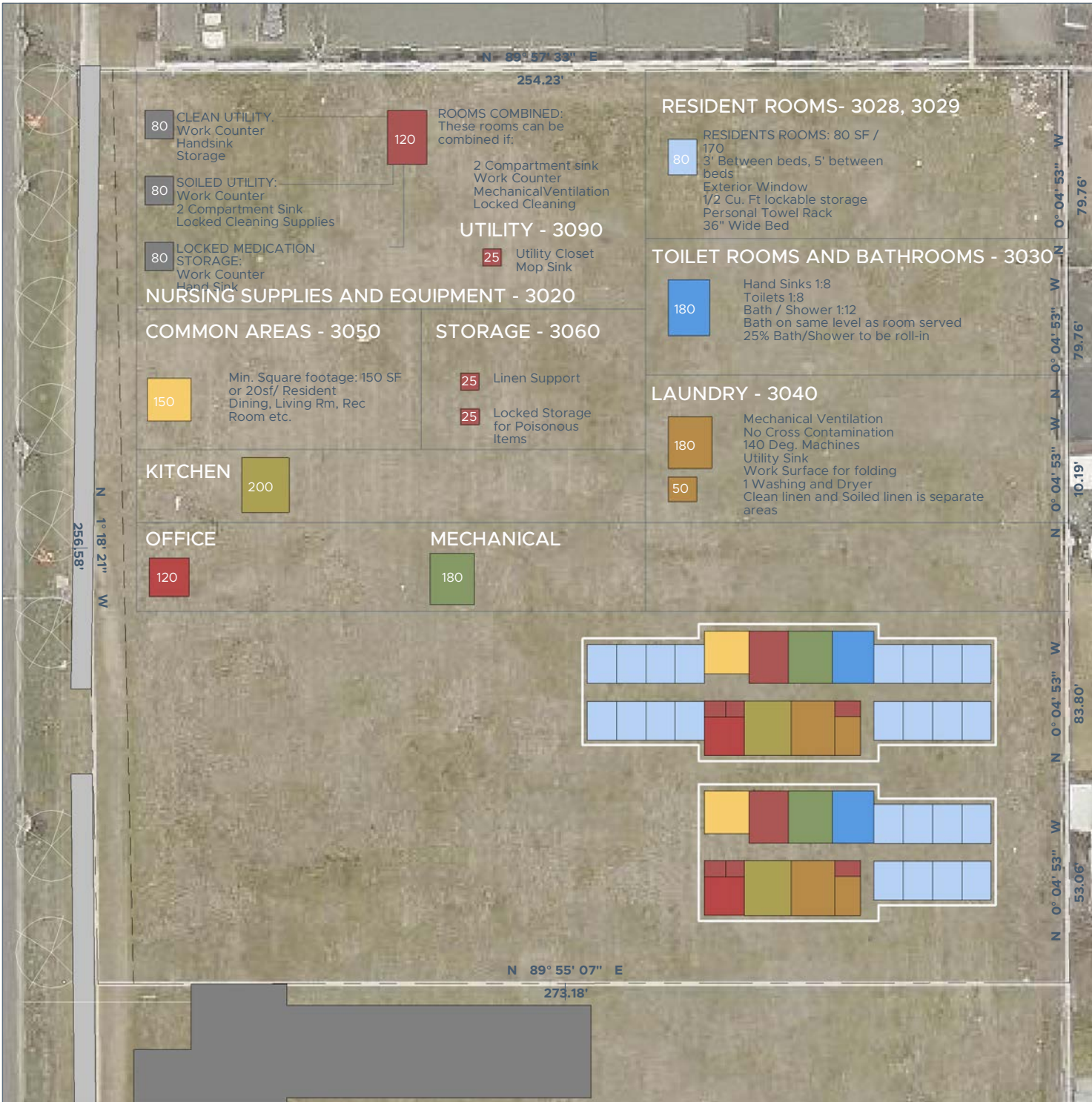
STREET DRAINAGE NEEDS REPAIR



STREET DRYWELL

UTILITIES SITE OBSERVATIONS

There is a fair amount of utilities in the street easement and on the property. A utility survey needs to be done to locate exact locations. However it is fair to say the site has the required utilities for the



STATE DOH MINIMAL BUILDING PLANNING REQUIREMENTS

The state generally adopts IBC codes with modifications:

- 2018 IBC
- 2018 IMC
- 2018 IFC
- 2018 UBC
- 2018 Wash. State Energy

Specific guidelines for boardings homes can be found in WAC 388-78A and specifics for physical building design 388-78A-2800

Communications 2930

- Summon from bathrooms, corridors, common areas
- Outside contact to residents and staff
- Non-pay phone
- Rooms have telephones

These diagrams show the minimum rooms required by the state for a ALF facility and their approximate size relative to the property.

The two building footprints show an 8 bed and 16 bed facility. The rooms are not arranged in any particular way but the overall footprint size will be similar regardless of final arrangement.

The point is to demonstrate how much of the site will be occupied by various building sizes. Maximizing the building area would make the most economical sense.

NEVADA ALF

DOH PLANNING



BUILDING PLANNING

Not considering initial capital investment client management, maximum efficiency for both building and staffing would be a single building.

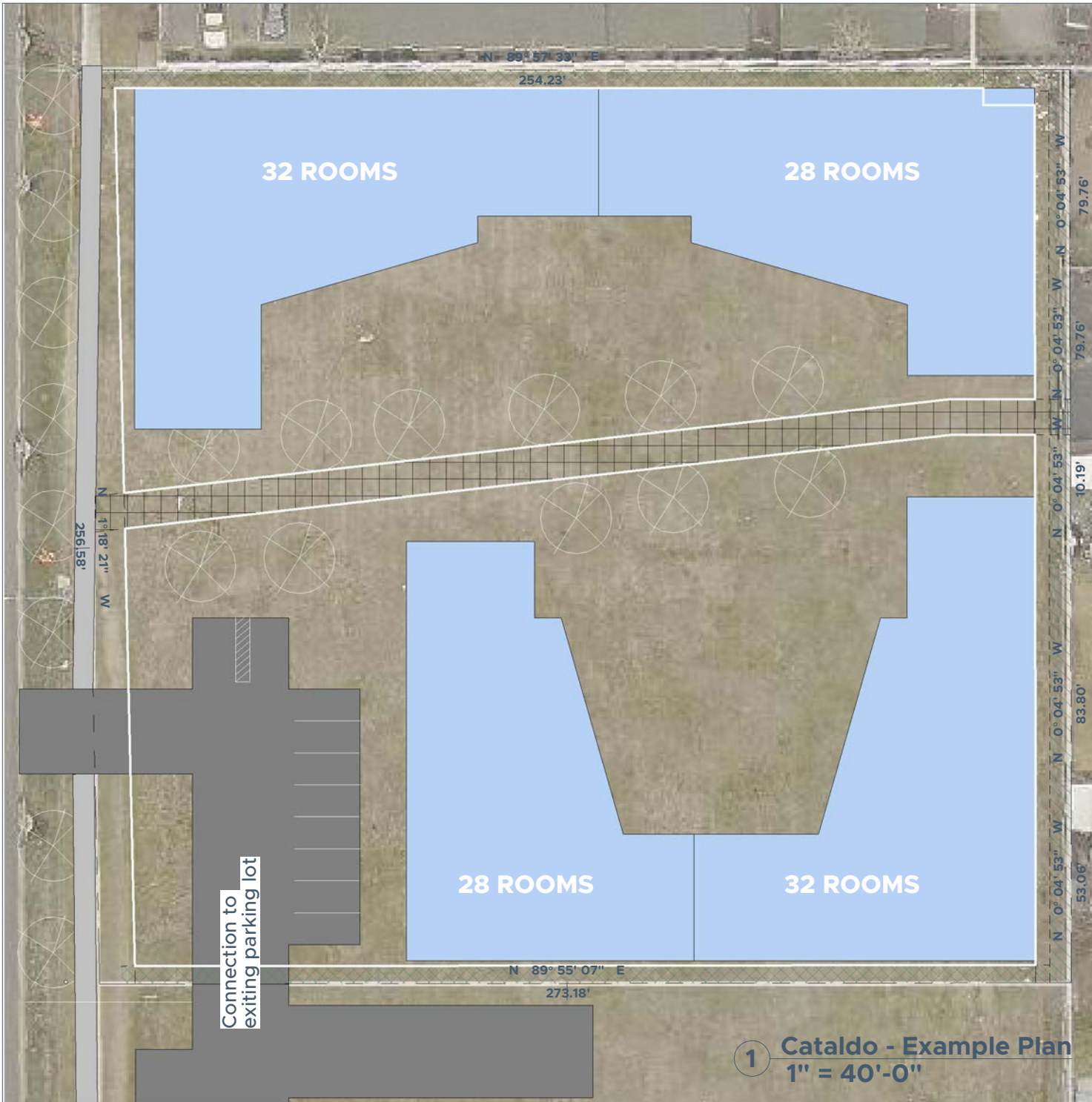
However, because of the sewer easement, the project will be divided into at least 2 separate structures.

There are two key elements to consider for maximum building efficiency.

1. Sleeping rooms require windows, and therefore are placed on the envelope perimeter.
2. Rooms and bathrooms are arranged in a 8:1 ratio based upon WAC facility requirements.

The space planning diagram shows that approximately 120 single use rooms could fit within a single story layout. Because there is no FAR limit the number of rooms could be doubled with a 2 story structure.

The space planning diagram does not suggest any particular layout but simple is a visual representation of how large a structure would be. There are many different possible configurations.



CATALDO EXAMPLE PLAN

The Cataldo project has been referenced as an successful project serving a similar population as this proposed project.

Here, the floor plan has been placed on the site 4 times representing about 120 rooms.

For efficiency, these buildings would be joined together to create 2 buildings and duplicate services would be removed.

Architecturally the project is successful because it creates a internal courtyard that is visible from the administration offices and community rooms.

1 Cataldo - Example Plan
1" = 40'-0"

BUDGET ANALYSIS

The estimations here are based upon previous and current project of similar nature.

Because this is a preliminary phase all cost projections can only be done on a cost/SF method. The actual cost of each project can vary greatly depending upon building configurations and site conditions.

These cost don't reflect loan cost, sales fees or other cost associated with purchasing the property. The soft cost shown here is the estimation cost for professional services such as engineering and building plans.

It is important to consider these cost are from a building perspective and not a client management aspect which will be the largest component of financial success.

As a reference, the Cataldo project which totaled around 22,800 SF was self contracted for approximately \$165/SF 3 years ago.

A current project which is larger in Sq. Footage is approximately \$220/SF but does not include site cost.

16 BED FACILITY Cost per bed = \$174,375

Soft Cost:.....	=	\$80,000	
Land Cost:.....	=	\$680,000	
Building Cost:			
Approximate Square Footage: 5800.....	\$350/SF	=	\$2,030,000
Total Cost:		=	\$2,790,000

32 BED FACILITY Cost per bed = \$102,063

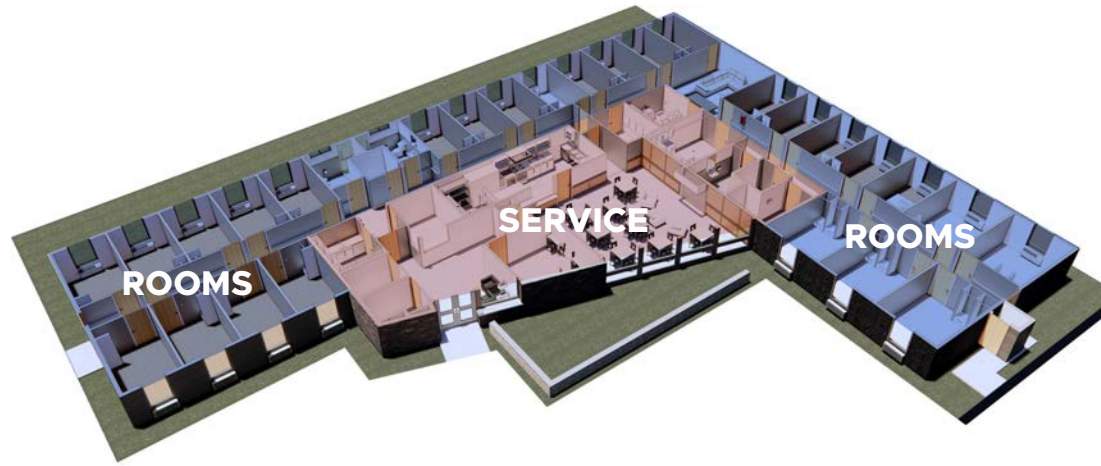
Soft Cost:.....	=	\$90,000	
Land Cost:.....	=	\$680,000	
Building Cost:			
Approximate Square Footage: 7800.....	\$320/SF	=	\$2,496,000
Total Cost:		=	\$3,266,000

64 BED FACILITY Cost per bed = \$77,813

Soft Cost:.....	=	\$100,000	
Land Cost:.....	=	\$680,000	
Building Cost:			
Approximate Square Footage: 14,000.....	\$300/SF	=	\$4,200,000
Total Cost:		=	\$4,980,000

128 BED FACILITY Cost per bed = \$67,344

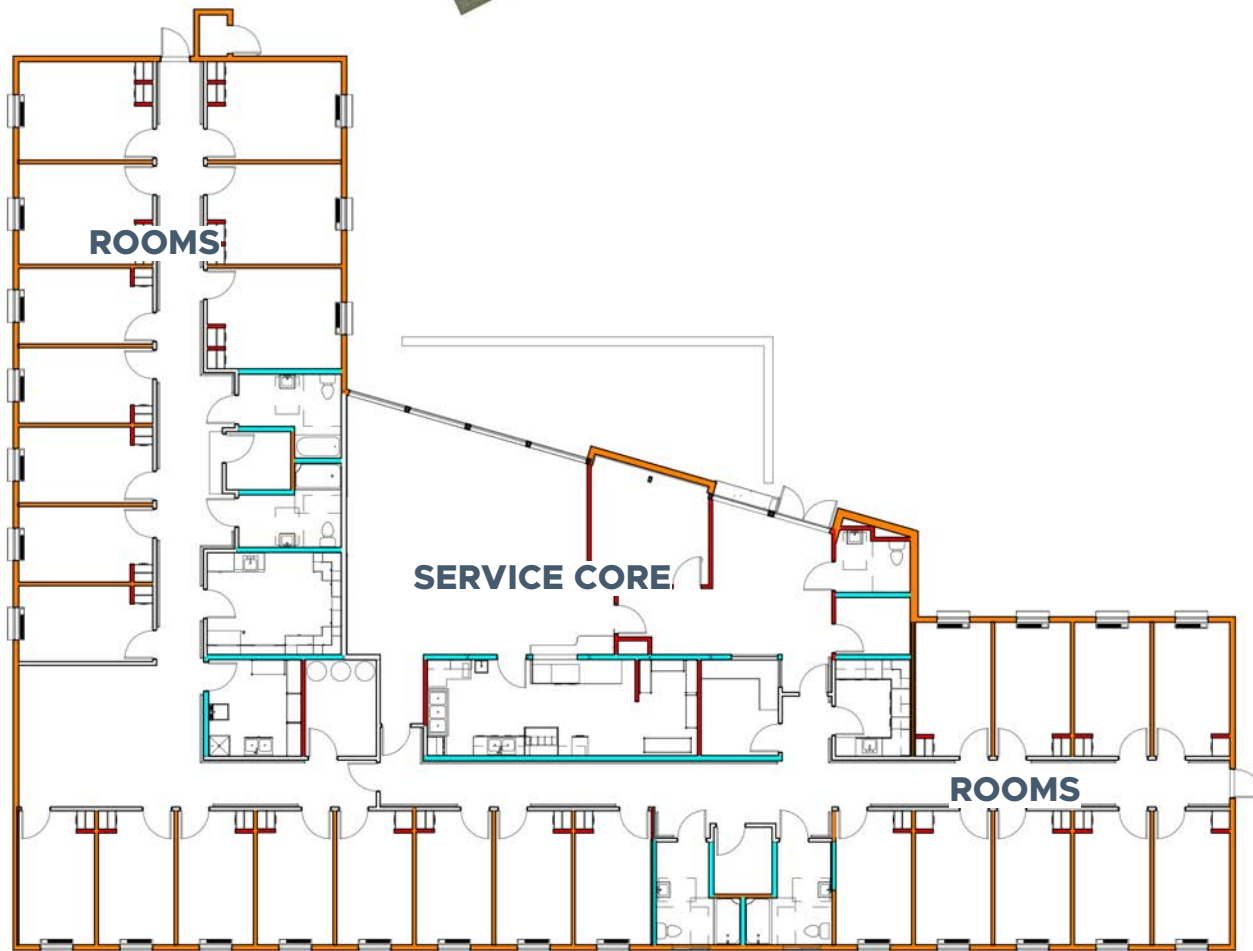
Soft Cost:.....	=	\$100,000	
Land Cost:.....	=	\$680,000	
Building Cost:			
Approximate Square Footage: 28,000.....	\$280/SF	=	\$7,840,000
Total Cost:		=	\$8,620,000



CATALDO PLAN

Each building contains its own services including Laundry facilities, Offices, Kitchen and Dining Hall.

If a similar rendition was used on Nevada street duplicate services could be eliminated.





CATALDO ALF

The buildings are arranged in a U shape configuration to create a semi- enclosed campus.



NEVADA ALF

Images of Cataldo



CATALDO ALF

The 2 resident halls are mirrored versions of each other. Patients are managed by behaviors and can be moved from one building to another in order to keep the patient population stable.



The Gym / Offices are used to manage patient behaviors and the offices for corporate management.

NEVADA ALF

Images of Cataldo