



Planning & Community Development.

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ADMINISTRATIVE ORDER #301919 101513

SITE – SPECIFIC DETERMINATION

CODE SECTION: 20.50.400

I. ISSUE: This is a parking reduction request of approximately 8% for existing multi-family development. This request is a result of a correction letter for building permit application #120287. The building permit was initiated by the new owner of the property and is intended to legalize the previously unauthorized conversion of three laundry rooms into units in a multi-family apartment complex. Zoning review of the building permit request found an issue with the required parking.

II. FINDINGS:

• **Site Characteristics**

Address: 17414 12th Ave NE

Zoning: R-24, Residential, 24 units per acre

Lot Size: 56,974 sq. ft.

Existing and Proposed Use: The complex was originally built with 24 three- and four-bedroom units with laundry rooms in each building. It is unknown when the original conversion of laundry rooms to units took place. The Assessor data for the site shows 26 total units, which accounts for two of the laundry room conversions, but not the third. Regardless, the proposal is for three studio units, bringing the total number of units to 27 (under the zoning, 31 units would be allowed). No exterior or other site modifications are proposed.

Existing Parking: There are 35 on-site parking spaces. There are approximately 32 street parking spaces available immediately in front of the complex.

Surrounding Zoning and Land Use: To the north and northeast is commercially zoned property and land uses (North City area). To the south and southeast is high density zoning and multi-family developments. To the west across 12th Ave NE is single-family zoning and development.

Transit: There are two all day bus service routes and two peak hour routes within one-half mile of the development.

Code Enforcement: No complaints (other than abandoned vehicles) or other code enforcement actions are associated with this site.

- **Code and Parking Analysis**

Shoreline Municipal Code (SMC) 20.50.390A requires .75 parking spaces per dwelling unit for studio and one-bedroom units; 1.5 spaces per two-plus bedroom units. The proposed units are studio units; for these units, two additional parking spaces are required (.75 x 3 = 2.25). For the complex as a whole, the existing parking requirement is 36 spaces (24 x 1.5 = 36), with the addition of the proposed units it would be 38. There are 35 existing on-site parking spaces. No additional spaces are proposed, therefore the 8% parking reduction is requested.

Shoreline Municipal Code (SMC) 20.50.400A states the following:

Reductions of up to 25 percent may be approved by the Director using a combination of the following criteria:

1. *On-street parking along the parcel's street frontage.*
2. *Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demands.*
3. *High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.*
4. *Conduit for future electric vehicle charging spaces, per National Electrical Code, equivalent to the number of required disabled parking spaces.*
5. *High-capacity transit service available within a one-half mile walk shed.*
6. *A pedestrian public access easement that is eight feet wide, safely lit and connects through a parcel between minimally two different rights-of-way. This easement may include other pedestrian facilities such as walkways and plazas.*
7. *Concurrence with King County Right Size Parking data, census tract data, and other parking demand study results.*
8. *The applicant uses permeable pavement on at least 20 percent of the area of the parking lot.*

III. **CONCLUSIONS:** Although it is unknown precisely when the units in question were added, according to Assessor's data it has been some time. The property owner is intending to legitimize the units to ensure basic building code compliance. The existing conditions have not led to any complaints or code enforcement issues. The reduction request is for an 8% parking reduction. The site meets two of the criteria for up to a 25% reduction, including ample street parking and proximity to transit.

IV. **DECISION:** A parking reduction of up to 8% is granted for this project. All requirements under Building Permit #120287 are required to be fulfilled.



Director's Signature

10/15/13

Date