

CITY OF SHORELINE
PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Shoreline Water District Special Use Permit

Project File No.: 201971

REQUEST: The Shoreline Water District requests application approval for a Special Use Permit to locate a utility office and yard in an R-6 (Residential 6 units per acre) zone. SMC 20.40.140 allows a utility office and yard in the R-6 zone with the approval of a Special Use Permit and compliance with the indexed criteria in 20.40.480 and 20.40.490.

GENERAL INFORMATION:

Applicant: Shoreline Water District

Marlin Gabbert, Gabbert Architects Planners
18422 103rd Avenue NE
Bothell, WA 98011

Owner: Northwest Church

Property Location: 15555 15th Avenue NE

Tax Parcel Numbers: 3432500035, 3432500040, 3432500045, 3432500060, 3432500085,
3432500090, 3432500095, 3232500100, 3432500105, 3432500115,
3432500125, 3432500130

Legal Description: Lot(s) 7 through 16, 81 through 86, 88, 89, 90, Block "A", Home Gardens, According to the plat thereof recorded in volume 29 of Plats, page(s) 25-26, records of King County, Washington, Situate in the County of King, State of Washington.

PROJECT DESCRIPTION:

The Shoreline Water District (District) proposes to re-use the existing Northwest Church site as a utility office and yard. The District intends to construct a new addition to the church for maintaining vehicles, shop and equipment storage. Onsite there will be vehicle and machinery parking, utility yard, generator with sound proof enclosure, and storage bins.

The existing church building is 16,470 square feet and will be used by the District with an addition of approximately 5,000 square feet for vehicle storage and shop facilities. The new addition is designed to be 17 feet in height from the existing grade. The existing church is two-story. The existing church is wood framed and the new addition is proposed to be metal.

The District's plans also show a new, covered material storage area on the western portion of the site. Just north of the new covered storage area are the material storage bins for gravel, topsoil, and bark.

The District will renovate some of the church's existing facilities over an approximately twelve month period. Visually the site will remain essentially the same with the exceptions of a building for vehicle storage for the District's equipment trucks, covered storage for materials, and the removal of asphalt in exchange for landscaping and pervious paving surfaces.

The District proposes to replace approximately 30,000 square feet of impervious area with pervious surfaces including pervious concrete, grasscrete, and gravel.

The District is providing a new parking area adjacent to 15th Avenue NE. The District has shown 59 parking spaces on the southeastern part of the site. The 59 parking space shown are located outside of the gated area of the site.

The area that is currently leased to Budget Sewer is proposed to be used for an open natural drainage area. Budget Sewer is currently operating under a Temporary Use Permit that terminates on May 9, 2014. The District has also proposed that this area be planted with native vegetation, constructed as a rain garden, or be used as a natural drainage area.

PROPERTY DESCRIPTION

The Northwest Church site is an approximately 3.2 acre campus located in the City of Shoreline (**Attachment 2**). The church was built in 1972 and has operated as a church ever since. There are twelve parcels that make up the church site: one parcel contains the church, six parcels are used for parking, two parcels are leased to Budget Sewer for a temporary sewer construction staging area, two parcels have single family houses, and one parcel is undeveloped.

The church has two ingress/egress points. The first is on 15th Avenue NE and the second is on NE 158th Street. The District is proposing to use a two-way ingress/egress point on 15th Avenue NE and an exit only drive onto NE 158th Street.

The site is covered by approximately 51 percent impervious surface area including buildings and parking areas. The site does not contain any critical areas or critical area buffers.

Most of the subject site is void of significant trees and landscaping except for a grouping of significant trees in the northeast corner of the site and behind the existing single family home.

ZONING and LAND USE:

The site is located approximately .8 miles south of the North City Business District. The surrounding area to the north, west, and south is zoned Residential 6 units per acre (R6) and developed with single-family homes. Across 15th Avenue NE to the east is the Fircrest School zoned Fircrest Campus Zone and developed with a school, special needs housing, and administrative offices.

The subject site is zoned R6 and has a Comprehensive Plan Land Use designation of Low Density Residential.

The site is surrounded on three sides by rights-of-way: 15th Avenue NE is classified as a Principal Arterial, NE 158th Street is classified as a Local Street, and 14th Avenue NE is classified as a Local Street in the City's Transportation Master Plan.

PUBLIC NOTICE AND COMMENT:

Staff analysis of the proposed Special Use Permit considered information gathered from a pre-application meeting on December 31, 2013, a neighborhood meeting on January 2, 2014 (See **Attachment 4** for summary), public comments, site visits, and various City documents.

As required by SMC 20.30.120 and 20.30.180, public notice of the special use permit application and notice of public hearing for the proposal was posted on site, mailed to all residents within 500 feet (a total of 180 residents), advertised in the Seattle Times, and posted on the City's website on January 7, 2014 (See **Attachment 3**).

AGENCY COMMENT:

The District's proposal was circulated among city departments and outside agencies for review and comment. The Public Works Department commented on the proposal and is requiring frontage and sidewalk improvements around the project site.

ENVIRONMENTAL REVIEW:

The Shoreline Water District is acting as Lead Agency for the SEPA review and environmental determination. The District issued a Determination of Non-Significance on January 4, 2014 (See **Attachment 6**).

DEPARTMENT ANALYSIS:

Pursuant to SMC 20.40.140, a utility office may be located in a R6 zone with the approval of a special use permit subject to indexed supplemental use criteria in SMC 20.40.480. SMC 20.40.140 also permits a utility yard within the R6 zone subject to indexed supplemental use criteria in SMC 20.40.490.

Special Use Permits are provided for in Shoreline Municipal Code (SMC) 20.30.330. The purpose of a Special Use Permit is to allow a permit granted by the City to locate a regional land use, not specifically allowed by the zoning of the location, but that provides a benefit to the community and is compatible with other uses in the zone in which it is proposed. The Special Use Permit is granted subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses.

SMC 20.30.060 classifies a Special Use Permit as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, has decision making authority on a Special Use Permit.

Supplemental Use Criteria – SMC 20.40.480 and 20.40.490:

Relevant to the present application, SMC 20.40.480 (A) permits a utility office only when it is a re-use of a public school facility or a surplus non-residential facility. The District proposes to utilize the existing 16,470 square foot church facility which the current owner, Northwest Church, no longer has a need for. This structure will serve as the foundation for the District's utility office and will be supplemented by additional spaces for vehicles and equipment. Staff concludes that the District's proposal satisfies the intent of SMC 20.40.480(A).

SMC 20.40.490(A) permits a utility yard on sites where a utility district office is located. As noted above, the District is re-using the existing church facility for offices. Therefore, SMC 20.40.490(A) permits the utility yard.

However, although permitted by the Supplemental Use Criteria, the utility office and yard are still subject to special use permit review.

Decision Criteria – SMC 20.30.330 (B)

Decision criterion that the Hearing Examiner must examine for a Special Use Permit is set forth in SMC 20.30.330(B). The applicant provided responses to the following decision criteria which are located in **Attachment 5**. A Special Use Permit shall be granted by the City, only if the applicant demonstrates that:

1. The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.

The Shoreline Water District is a special use district that provides and maintains water to the east side of the City of Shoreline and a portion of Lake Forest Park. In these areas the District serves approximately 8,100 homes and businesses, or a population of 25,000. Based on the service area, the District needs a site large enough to provide facilities for storing and maintaining vehicles and equipment, and providing enough space to store the materials needed for the continued maintenance of the water delivery system.

The development will benefit the immediate neighborhood by the creation of an open greenbelt area, increased setbacks from residential development, native and natural landscaping areas, parking areas, sidewalks, landscape buffers, and decreased impervious surfaces.

2. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.

The subject property is located adjacent to 15th Avenue NE which is identified as a Principle Arterial in the City's Transportation Master Plan. The site is bounded on three sides by rights-of-way and only the southern side of the property is adjacent to single-family homes. Access to the site will primarily be from 15th Avenue NE with one secondary access point onto NE 158th Street, This design will limit the amount of traffic accessing a Local Street.

The Shoreline Water District Utility Office and Yard is comparable with other like uses in the area including the Shoreline School District Bus Barn which is located approximately 1,900 feet to the north (See **Attachment 2**). The District will be reusing a nonresidential facility so the District will not be introducing a new impact to the site.

The proposed utility office and yard's compatibility with the surrounding area will be ensured by the imposition of the following mitigations:

- The applicant shall comply with setbacks shown on Attachment 1. Those setbacks are 40 feet on the north and west sides, and 20 feet on the south side and a 20-foot buffer around the home located at 15548 14th Avenue NE.
- The new building addition and covered storage shall match existing building colors and roof colors.

- Building coverage and hardscape shall not exceed 50 percent of the site.
- Outside lighting shall be directed internally, away from all adjacent and/or neighboring residential properties.
- A Type 1 landscape buffer shall be installed around the entire perimeter of the site except along 15th Avenue NE.
- Hours of operation shall be limited to 8 am to 5 pm, Monday through Friday except for cases of emergency.

3. The special use will not materially endanger the health, safety and welfare of the community.

The uses and types of materials associated with the utility yard will not materially endanger the health, safety, and welfare of the community. The District has indicated that some materials kept onsite may encourage theft so the District has proposed installing security cameras to monitor the activity in and around the facility to deter illegal activity. Also, the onsite generator described in the project description will be housed in a sound-proof enclosure ensuring the welfare of the surrounding residential properties.

The proposed utility office and yard's compatibility with the surrounding area will be ensured by the imposition of the following mitigations:

- Security cameras shall be installed around the perimeter of the property.
- The onsite generator shall be housed in a sound-proof enclosure ensuring no residential properties are adversely affected.

4. The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.

The location of the utility yard and related offices will not contribute to an over concentration of similar uses within the immediate area. The District is proposing to relocate their existing utility yard on 15th Avenue NE and NE 169th Street to this location.

Similar uses of the Shoreline School District Bus Barn and the City of Shoreline Parks Department Maintenance Yard are greater than 1,000 feet from this site (see **Attachment 2**).

5. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

The proposed special use will have less of a traffic impact on the community than the current use of the site by the Northwest Church. The District believes the proposed use will reduce the number of vehicles on the site during the week. The District's hours of operation will be limited, 8 am to 5 pm on week days except in the case of an emergency. The District would have less traffic as the total number of employees onsite is 10. This site is only for maintenance operations so no customers will conduct business at this location further decreasing the number of trips to the site.

SMC 20.60.140 (B) requires all new proposals for development that would generate 20 or more new trips during the p.m. peak hour to submit a traffic study at the time of application. Based on Staff review and the ITE Trip Generation Manual, the proposed special use is not anticipated to generate this level of vehicle trips and, therefore, a traffic study is not required for approval of the special use permit.

Parking

SMC 20.50.390(D) requires 1 parking space per 300 square feet of office area plus .9 parking spaces per 1,000 square feet of indoor storage or repair area. The District has indicated that they intend to use 50 percent of the existing church building for indoor storage and facilities and also build a new 5,500 square foot building for vehicle storage and shop. The District has also stated that there will be 10 employees onsite. The new building will require five (5) parking spaces for a total number of 13 parking spaces for the entire site.

The plans submitted by the District show 69 parking spaces on site.

Traffic and Pedestrian Safety

The City is requiring full frontage improvements on NE 158th Street and 14th Avenue NE. Frontage improvements consist of the following:

- 6 inch curb, 8 foot wide sidewalk, and a 5 foot wide amenity zone.
- Placement of the new sidewalk will be ½ foot off of the property line.
- Performance and maintenance bonds will be required to be in place prior to permit issuance.

Full frontage improvements may include a half street overlay on 15th Avenue NE. Frontage improvements consist of the following:

- Existing curb remains, 8-foot wide sidewalk and a 5-foot amenity zone.
- Placement of the new sidewalk will be 1 foot off of the property line.
- An 8-foot right-of-way dedication.

The proposed Shoreline Water District Utility Yard will meet criterion #5 by providing the following condition:

- The Shoreline Water District shall comply with City requirements for sidewalk design on the east, north, and west sides of the property.

With the imposed condition, the pedestrian and vehicular traffic associated with the special use will not hazardous or conflict with existing and anticipated traffic in the neighborhood.

- 6. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.**

The special use is supported by adequate public facilities or services as shown by Certificate of Water Availability from the Shoreline Water District and Certificate of Sewer Availability from the Ronald Wastewater District. The Shoreline Fire Department and Police did not comment on the special use permit.

- 7. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.**

Locating the District utility yard and support functions such as staff offices, maintenance and yard will enhance the appearance of the site by addition increased setbacks and large landscape buffers between the yard and the adjacent single family residences. The proposed building addition will be lower than the existing church and be built to match the colors and materials as the existing buildings.

The building addition and covered storage shall not hinder or discourage the appropriate development or use of neighboring properties by providing appropriate setbacks between uses and also by providing landscape buffers.

- 8. The special use is not in conflict with the policies of the Comprehensive Plan or the basic purpose of this title.**

The Special Use is not in conflict with the policies of the Comprehensive Plan the basic purpose of this title. The applicant has cited specific Comprehensive Plan Goals and Policies in **Attachment 5**. Staff believes the following goals and policies of the Comprehensive Plan support the use as proposed:

Policy LU 66 – Design, locate, and construct surface water facilities to: promote water quality; enhance public safety; preserve and enhance natural habitat; protect critical areas; and reasonably minimize significant, individual, and cumulative adverse impact to the environment.

Policy LU 70 - Maintain and enhance natural drainage systems to protect water quality, reduce public costs, protect property, and prevent environmental degradation.

Policy CD 4 - “Buffer the visual impact on residential areas of commercial, office, industrial, and institutional development”.

Policy CD 13 - “Encourage the use of native plantings throughout the city”.

Policy CD 14 - “Encourage development to consolidate onsite landscaping areas to be large enough to balance the scale of development”.

Policy CD 15 - “Encourage concentrated seasonal plantings in highly visible, public and semi-public areas”.

Policy CD 23 - “Utilize landscaping buffers between different uses to provide for natural transition, noise reduction, and delineation of space while maintaining visual connection to the public amenity”.

Policy CD 26 - “Where appropriate and feasible, provide lighting, seating, landscaping, and other amenities for sidewalks, walkways, and trails”.

Policy T 21 - Implement the pedestrian system plan included in the City's TMP through a combination of public and private investments.

Policy T 24 - Develop flexible sidewalk standards to fit a range of locations, needs, and costs.

Goal U 1 - "Facilitate, support, and/or provide citywide utility services that are: consistent, reliable, and equitable; technologically innovative, environmentally sensitive, and energy efficient; sited with consideration for location and aesthetic; and financially sustainable".

Goal U 2 - "Facilitate the provision of appropriate, reliable utility services, whether through City owned and operated services, or other providers".

Policy U 4 - "Support the timely expansion, maintenance, operation, and replacement of utility Infrastructure in order to meet the anticipated demand for growth identified in the Land Use Element".

Goal NE VII - Continue to require that natural and on-site solutions, such as infiltration and rain gardens, be proven infeasible before considering engineered solutions, such as detention.

Policy U 5 - "Coordinate with other jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements".

Policy U 6 - "Encourage the design, siting, construction, operation, and relocation or closure of all utility systems in a manner that: is cost effective; minimizes and mitigates impacts on adjacent land uses; is environmentally sensitive; and is appropriate to the location and need".

9. The special use is not in conflict with the standards of the critical areas overlay.

Based on the information supplied by the property owner and the critical area maps available at the City of Shoreline, the proposed project is not located in any known critical area or in any critical area buffers.

DEPARTMENT RECOMMENDATION:

Based on the above analysis, the Planning and Community Development Department recommends **APPROVAL** of the Special Use Permit for Shoreline Water District File No. 201971 subject to all of the following conditions being met prior to issuance of construction permits or final inspections:

Conditions of Approval:

1. Setbacks shall be 40 feet on the north and west sides of the property and 20 feet on the south side of the property as shown on **Attachment 1**.
2. The new building addition shall match existing colors of the church structure and roof materials and/or colors shall match colors of the existing church roof.
3. Building coverage and hardscape areas shall not exceed 50 percent of the site.

4. The covered storage shall match building materials and colors of the existing church and new building addition.
5. Outside lighting shall be directed internally and away from all adjacent residential properties.
6. A 20-foot wide Type 1 landscaping buffer shall be installed to buffer any buildings and/or parking areas from adjacent single family homes. A Type 2 landscaping buffer shall be use for all other areas.
7. Hours of operation shall be limited to 8 am to 5 pm, Monday through Friday.
8. Security cameras shall be installed around the perimeter of the site.
9. The onsite generator shall be housed in a sound-proof enclosure ensuring no residential properties are adversely affected by noise generated from its operation.
10. To discourage access into residential neighborhoods, the egress to NE 158th Street shall be limited to eastbound access only based on approval from Public Works. The driveway shall be signed as such.
11. Shoreline Water District shall install frontage improvements on the east, north, and west sides of the property. Final design of frontage improvements shall be approved by the City's Public Works Department before any permits for construction shall be issued.
12. The greenbelt area shown on Attachment 1 shall be used as a natural drainage area. The greenbelt area shall be planted with native plants.
13. The District shall provide Low Impact Development drainage features onsite that comply with the 2012 Department of Ecology Stormwater Manual.
14. A Boundary Line Adjustment must be submitted by the applicant and approved by the City before issuance of any construction permits to remove conflicts with interior lot lines.



Steve Szafran, AICP, Senior Planner

January 9, 2014

Attachments:

Attachment 1 - Shoreline Water District Proposed Site Plan

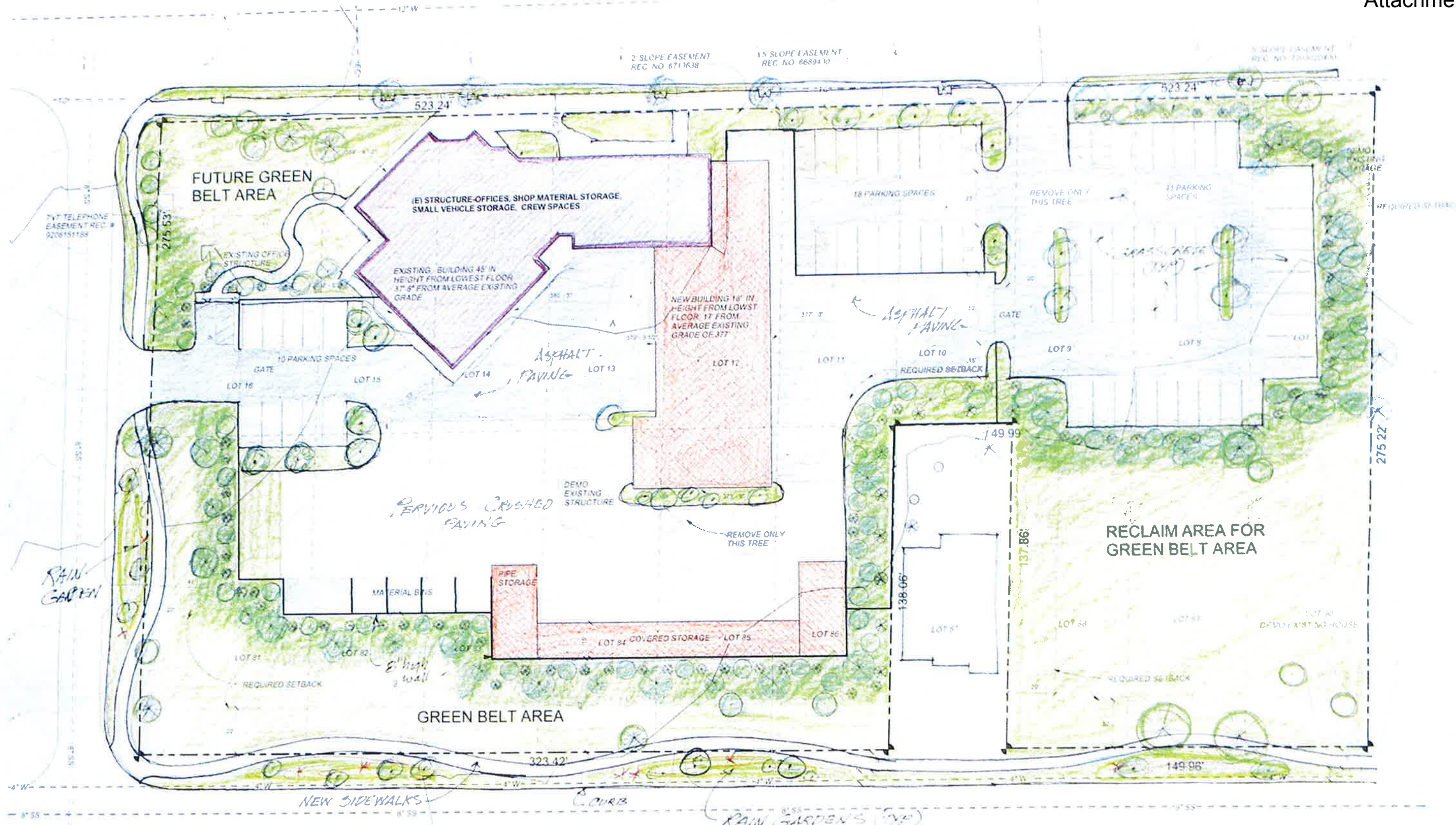
Attachment 2 – Vicinity Map

Attachment 3 – Notice of Application and Public Hearing

Attachment 4 – Neighborhood Meeting Summary

Attachment 5 – Applicant’s Response to Decision Criterion

Attachment 6 – Determination of Nonsignificance



IMPERVIOUS AREA COMPARISON

SITE AREA = 136,958 sf

EXISTING BUILDING	11,525 sf
EXISTING ASPHALT	58,502 sf
TOTAL IMPERVIOUS	70,027 sf
IMPERVIOUS ON SITE	51% OF SITE

EXISTING BUILDING	8,578 sf
NEW BUILDING	5,492 sf
PROPOSED ASPHALT	26,607 sf
TOTAL IMPERVIOUS	40,677 sf
IMPERVIOUS ON SITE	30% OF SITE

EXHIBIT B

SWD Maintenance Facility

GABBERT

14022 108th Avenue NE
 Shoreline, WA 98148
 Telephone (425) 482-7187

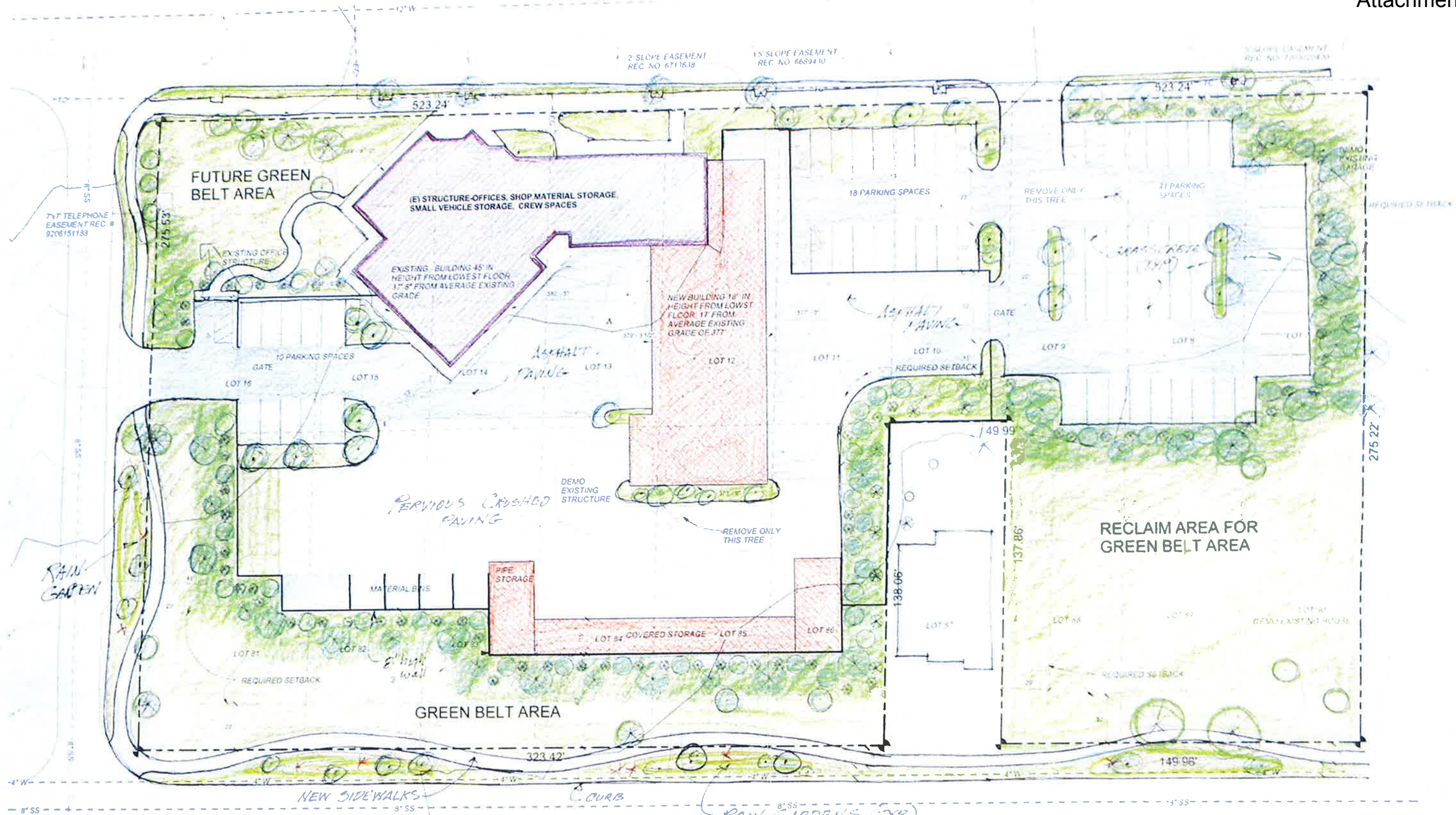
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14022 10th Avenue NE
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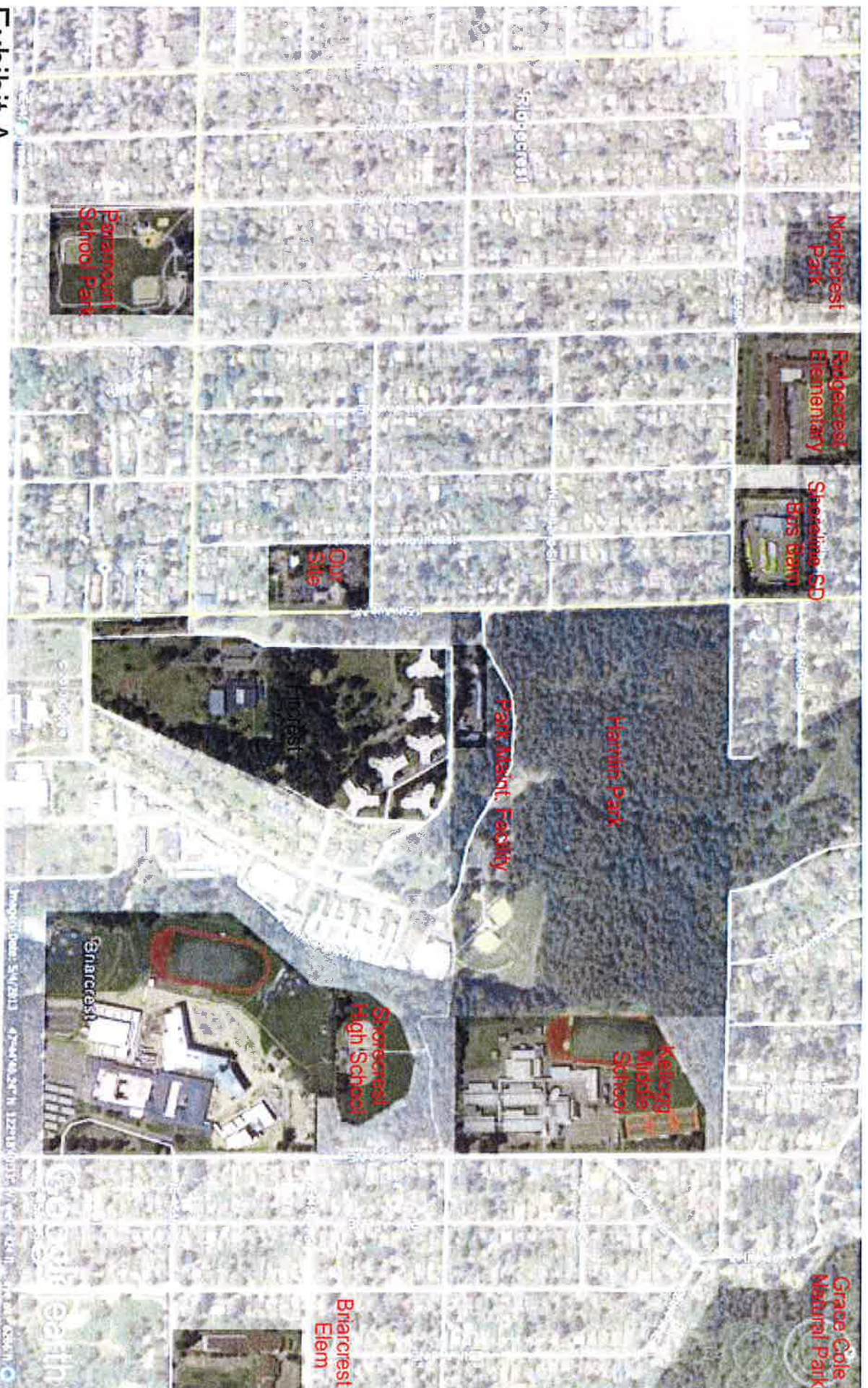


Exhibit A

This map is to show the area surrounding our site and high light similar facilities with-in the vicinity as well as the areas and facilities that are served similar facilities will include other maintenance facilities for large parks and schools as well as the Shoreline School District Bus Barn which provides maintenance for the buses for the school district. The Bus Barn is over 1,500 feet to the North of site and the park maintenance facility is just over 500 feet to the North East

City of Shoreline NOA for 201970**Source: NWsource****Category: Events & Notices » Legal & Public Notices**<http://nwsourc.kaango.com/ads/viewad?adid=22702641>

Location: 98101
City: Seattle

Ad Details:

Ad ID: 22702641
Created: Jan 7, 2014
Expires: Jan 14, 2014

Name of Applicant and Application No.: 201970 Shoreline Water District Location Description of Project: 15555 15th Avenue NE. Shoreline Water District has requested a special use permit to reuse an existing church facility for the maintenance of vehicles, shop, equipment storage, vehicle and machinery parking, and an onsite utility yard with outdoor storage. The proposal includes construction of an addition to support the new use. Application Submitted Complete: January 3, 2014 Project Manager Name Phone #: Steven Szafran, AICP, Senior Planner, 206-801-2512 Project Information: Total Lot Area: 3.2 acres, Maximum Height: 35 feet, Zone: Residential 6 units per acre (R-6) Environmental Review: The Shoreline Water District is SEPA Lead Agency for this permit. The Shoreline Water District expects to issue a SEPA Determination of Nonsignificance. The City will not act on this proposal for at least 14 days from the date of issuance. For environmental review information, please contact Diane Pottinger at 206-362-8100. Public Comment: The public comment period on this notice ends January 21, 2014 at 5:00 p.m. interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Steven Szafran, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to sszafran@shorelinewa.gov. You may also request a copy of the decision once it has been made. All public comments received will be forwarded to the Shoreline Water District for consideration of the potential environmental impacts. Public Hearing: Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Wednesday, January 22, 2014 at 6:30 p.m. in the Council Chambers at City Hall 17500 Midvale Avenue N, Shoreline, WA. Development Regulations Used and Environmental Documents submitted: Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, and Engineering Development Manual. All documents are available for review at the City Hall, 17500 Midvale Avenue N. Other Required Permits: Building Permits, Site Development Permits, Right-of-Way Permits, Clearing and Grading Permits, and Demolition Permits. A copy of the SEPA Checklist is available for review through the Shoreline Water District. A copy of the proposal and applicable codes are available for review at the City Hall, 17500 Midvale Avenue North. Any administrative appeal of a SEPA threshold determination shall be consolidated with the open record public hearing on the project permit. There is no administrative appeal of the permit decision. The underlying action may be appealed to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the underlying decision in accordance with State law.

Minutes from the Shoreline community meeting required for a special use permit related to the purchase of the NW church property by the Shoreline Water District (SWD).

The meeting commenced at 7:00 p.m. on January 2, 2014 with the District Manager of Shoreline Water District, Diane Pottinger, welcoming the community residents. Ms. Pottinger began by introducing the SWD commissioners and management staff to the audience and explaining the reason for the meeting, which was that it is a requirement of the City of Shoreline to obtain community feedback as part of the prior to approving a Special Use Permit for the District to convert the existing church structure into a maintenance facility on the property. Following the introduction, Ms. Pottinger gave a brief history of the District office and maintenance facilities and then introduced Kent Landrum, Associate Pastor from NW Church.

Mr. Landrum explained the reason the church was selling the property was to obtain a larger facility in Lynnwood. He said that the church had been in their current location for many years and they felt a strong commitment to the community to find a buyer that would be a good fit for the neighborhood. The church had received several viable offers from other potential buyers but felt that SWD would offer the most to the community. He encouraged the audience to listen to the District's presentation with an open mind and to provide feedback as it was his understanding that the District was not only having the meeting to fulfill the requirements of the City but because the District is genuinely interested in being a "good neighbor" and responding to the needs of the community.

Marlin Gabbert (Gabby), Mike Garrett and David Pagel from Gabbert Architects Planner, the firm hired by the District to assist with obtaining a Special Use Permit from the City of Shoreline, made a presentation of the proposed site modifications. They explained that most of the design elements were driven by the special use requirements, which included how much of the original structure must be maintained and what types of vegetation must be maintained or added. In addition to the requirements of the City, special attention was paid to how the maintenance facility might impact the community as well. Some of the features shown to the audience included:

- Ingress and egress will primarily be off of 15th Avenue NE to limit disruption to the surrounding neighbors.
- The entrance off of NE 158th Street will only be used for employee vehicle and occasional large vehicles that can't turn around in the confined space on a limited basis, potentially two or three times per month.
- A new metal building will be erected to provide vehicle storage and will be connected to the existing church structure.
- The shed for the vehicles and the generator will be positioned in the center of the property adjacent to 15th Ave NE to minimize noise and to allow vehicles to circle in and out of the site without the need to back up and activate the vehicle alarm systems.
- All bins containing material for site restorations, such as gravel, dirt and bark will be covered by a slanted twenty-foot high covering to minimize dust and noise to the neighbors. The height of the roof is needed to accommodate backhoes but it will be slanted towards the maintenance building to minimize any unattractive aspects of the roofline.

- There will be a significant amount of vegetation added to the site, including natural grasses, evergreen and deciduous trees, and ground covers. The vegetation will surround the entire circumference of the property to provide an esthetically attractive appearance and to provide a noise buffer.
- A concrete grass grid will replace much of the current impervious surface in the parking areas along 15th Ave NE to provide better storm drainage and to provide a more attractive appearance.
- Walls or fences will surround much of the property to provide security up to 8' high. The exception to this is the southern end of the property which includes a parking lot off of 15th Ave NE, which will be open to the public, and the area off of 14th Ave NE, which will be developed in a way that is most desired by the community residents.
- The actual maintenance building will remain within the existing church structure with at least fifty percent of the current structure being maintained.
- The site modification will occur in a phased process. The church will remain on the site until September 2014 during which time the District will continue to develop the design elements with feedback obtained by the community through additional community meetings. By late 2014 or early 2015 the vehicle building will be constructed so the vehicles can be moved from the District's current maintenance facility and that property sold. The proceeds from that sale will be needed to fund further site improvements and building modifications. The entire process could take up to 36 months to complete.

After the presentation the meeting was opened up to public comment and feedback. The initial feedback centered on issues related to noise from the vehicles and from work within the area that is currently being used by Budget Sewer, a commercial contractor that is currently using the church property as a staging area. This area is shown to be a restoration area. Larry Schoonmaker, a commissioner with SWD, pointed out that it is likely that the District has newer vehicles than Budget Sewer and the noise level is much lower than with the current construction company that the residents were referencing. The Operations Manager, Denny Clouse, indicated that he was unfamiliar with the vehicle or the hours that Budget Sewer operates therefore, he could not make a comparison as to how much the noise will be reduced by having the water district acquire the property.

In regards to the restoration area, Mr. Clouse assured the group that the noise would only occur during working hours and the noise would be minimal due to the walls, coverings and vegetation barrier. Virginia King, a resident owning property bounded to the north, east and south by the property that could be sold to the Water District, was particularly concerned about the location of this area since it was adjacent to her property. Several other residents suggested the location of the staging area be moved to the northwest corner of the property to address her concern.

Other residents were concerned about noise after work hours and Mr. Clouse said if there is a water main break, the District must respond immediately no matter what time it is but main breaks only occur a two or three times a year. Several residents voicing their concern about noise were assured by this feedback from Mr. Clouse.

Another area of concern was about the “eye sore” many residents felt the twenty-foot high roofline of the shed area would be. There is not very much the District can do about this because of the clearance required for the backhoe but they were open to moving the area to a less visible location on the property to further minimize the visual impacts of this structure. Comparisons of what the bins might look like were made to Sky Nursery (located along Aurora Avenue in Shoreline).

Once the noise and visual concerns were expressed by the group, the remainder of the meeting centered on what will be done with parking lot area adjacent to 15th Avenue NE and the open area west of the parking lot. The Gabbert team asked for suggestions from the residents after presenting several potential ideas, which included the following:

- Community garden
- Play ground
- Benches and walks
- BBQ pit
- Water feature
- Art Sculptures
- Rain garden
- Natural plantings and landscaping

A general consensus among the attendees was that any use of the property that invited community gatherings would also invite vagrants and potential criminal activity. Many residents pointed out that the City of Shoreline already has parks such as Hamlin Park, walking areas and public gathering places and there was no need to add another area like that within a residential area.

A repeated concern was with how the height of the fences and walls, the density of the vegetation, and the lack of lighting could also attract criminal activity and they wanted assurance that addressing this would be a high priority for the District. Ms. Pottinger was very responsive to these concerns and expressed repeatedly that this would not be overlooked. She pointed out how the lighting and cameras have prevented any of that type of activity at the District’s new office building, located in the North City Business District.

Another option put forth was for the District to sell the vacant southwest portion to surrounding residents. Virginia King stated that she would be willing to buy the three lots and construct smaller, one story houses on the property. Ms. Pottinger indicated that selling the property might be an option but that the District could not guarantee that the sale of the property would be restricted to the surrounding residents because State Laws restrict such practices. She also pointed out that a decision to sell the vacant parcels could not be made until the storm water issues were resolved as it is often much less expensive to use open land rather than underground vaults to manage storm water runoff. Mr Pagel from Gabber Architects, also reminded the group that once the land was sold, if the new building met code requirements, it could be anything the owner wanted to construct. The realization of this caused many residents to say they did not want this option.

Once the discussion was winding down, Mr. Pagel called for a vote on the acceptability of the original options put forth. Of the options considered, the group voted yes to natural plantings and landscaping, some benches and walkways, possibly a water feature, and some limited use of art sculptures.

After the vote, the timing of the property development was reviewed again and the residents were given assurance that the District would be back to talk with them again if the special use permit was approved by the City of Shoreline and the sale went through.

The meeting ended at approximately 8:30 p.m.

A. The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.

The Shoreline Water District provides and maintains water to the east side of the city of Shoreline serving approximately 8,100 homes and businesses a population of 25,000 as well as a portion of Lake Forest Park. In order to perform this task they need a site large enough to provide facilities for storing and maintaining vehicles and equipment, and providing enough space to store the materials needed for the continued maintenance of the water delivering systems. The development will benefit the immediate neighborhood by the creation of open green belt buffers surrounding the facility and provide new curbs with gutters and sidewalks.

B. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.

The Shoreline Water District, a public agency, utility yard is a vehicle comparable with permitted uses in the surrounding areas; such as the Shoreline School District Bus Barn and maintenance facility to the north of site adjacent to R-6 zoning and the City of Shoreline Parks Department maintenance yard north of the site on the east side of 15th AVE NE. The Utility yard storage and supporting uses for staff and maintenance will be contained in 52% of the existing church building which will be remodeled to suite Water District functions. Setbacks and Landscape screening will mitigate any visual impacts to the surrounding residences. (See Exhibit A)

C. The special use will not materially endanger the health, safety and welfare of the community.

Safety will be enhanced because of the security of the facility. There will be security cameras monitoring the activity in and around the facility which will deter dubious activity.

- D. The Proposed location shall not result in either the detrimental over-concentration of a particular use within the city or within the immediate are of the proposed use, unless the proposed use is deemed a public necessity.**

The location of the utility yard and related offices do not contribute to a concentration of similar uses within the immediate area. Similar uses are greater than 1,000 feet from the site. (See Exhibit A)

- E. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.**

The proposed special use will have less of an impact on the community than the current use of the site by the church by reducing the number of vehicles on the site during the week and on the weekends. The districts hours of operation are limited, 8AM to 5PM on week days only except in the case of an emergency. The current church has activities at different times including evenings. The Water District would have considerably less traffic as they are comprised of a total of 10 employees. The maintenance vehicles will leave the site for projects in the field and return when work is completed.

- F. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impact.**

The special use will have less impact on the public services than the present use by nature of the fact that the use purposed provides services for the community and its on-site security monitoring system. The Shoreline Water District will provide a fire suppression sprinkler system, in the new building and the addition, not now present which will alleviate some impact on fire support. Proposed Green Belt buffer areas and public parking will be designed in such a way as to discourage vagrants and undesirable activity.

- G. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.**

Locating the Shoreline Water District Utility yard and support function such as staff offices, maintenance and yard will greatly enhance the appearance of the site through added 20 feet of landscaping screening the facility from the residences as well as adding additional green belt to the site. We have reduce the impervious area on the site by 21% through low impact development. Visual art and water features will increase the park like setting of the neighborhood. (See Attached Plan Exhibit B)

H. The special use is not in conflict with the Comprehensive Plan or the basic purpose of this title.

The special use for the Public Agencies maintenance staff offices does not conflict with the policies of the Comprehensive Plan. Comprehensive Plan Policy Goals: U3, 4, 5, and 6 and General goals U1 and U2 are in support of such proposed use.

Shoreline Comprehensive Plan

Goal U3: *“Encourage and assist the timely provision of the full range of utilities within Shoreline in order to serve existing businesses, including home businesses, and promote economic development.”*

Goal U4: *“Support the timely expansion, maintenance, operation, and replacement of utility infrastructure in order to meet anticipated demand for growth identified in the Land Use Element.”*

Goal U5: *“Coordinate with other jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.”*

Goal U6: *“Encourage the design, siting, construction, operation, and relocation or closure of all utility systems in a manner that: is cost effective; minimizes and mitigates impacts on adjacent land uses; is environmentally sensitive; and is appropriate to the location and need.”*

GENERAL

Goal U1: *“Facilitate, support, and/or provide citywide utility services that are: consistent, reliable, and equitable; technologically innovative, environmentally sensitive, and energy efficient; sited with consideration for location and aesthetic; and financially sustainable.”*

Goal U2: *"Facilitate the provision of appropriate, reliable utility services, whether through City owned and operated services, or other providers."*

Goal NE6 states, "Provide incentives for site development that minimizes environmental impacts." By enhancing the site with rain gardens and on site surface water treatment we are supporting Goal NE6 of the shoreline comprehensive plan. Our project also lends support to Goals H2, H15, H23 By relocating the water district to the proposed site. The move from the existing site will allow the vacated site to be used for mixed use business and housing. This will create more residential units than have been displaced by the present use at the proposed 15th AVE NE site. See Comprehensive plan goals: CD 4, 13, 14, 15, 18, 20, 21, 23, and goal CD 26. The design of the site and surrounding of building will contribute prescriptively to the above listed goals of the Comprehensive Plan.

Shoreline Comprehensive Plan

Goal H2: *"Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses."*

Goal H15: *"Identify and promote use of surplus public and quasi-publicly owned land for housing affordable to low and moderate income households."*

Goal H23: *"Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities."*

Goal CD4: *"Buffer the visual impact on residential areas of commercial, office, industrial, and institutional development."*

Goal CD13: *"Encourage the use of native plantings throughout the city."*

Goal CD14: *"Encourage development to consolidate onsite landscape areas to be large enough to balance the scale of the development."*

Goal CD15: *"Encourage concentrated seasonal planting in highly visible, public and semi-public areas."*

Goal CD18: "Preserve, encourage, and enhance open space as a key element of the community's character through parks, trails, water features, and other significant properties that provide public benefit."

Goal CD20: "Provide public spaces of various sizes and types throughout the community."

Goal CD21: "Design public spaces to provide amenities and facilities such as seating, lighting, landscaping, kiosks, and connections to surrounding uses and activities that contribute to a sense of security."

Goal CD23: "Utilize landscaping buffers between different uses to provide for natural transition, noise reduction, and delineation of space while maintaining visual connection to the public amenity."

Goal CD26: "Where appropriate and feasible, provide lighting, seating, landscaping, and other amenities for sidewalks, walkways, and trails."

I. The special use is not in conflict with the standards of the Critical Areas Overlay.

The special use is not located in a critical area identified in the critical area overlay.

**DETERMINATION OF NON-SIGNIFICANCE
WAC 197-11-970**

Description of Proposal: Special Use Permit for the Utility District Office. Shoreline Water District is proposing using at least 50% of the existing building envelope of the nonresidential facility as part of the new utility office. Administrative Order #301927 – 12/17/2013 permits the proposed uses for the site pending approval of the Special use Permit

Proponent: Shoreline Water District

Location of Proposal,
including Street Address,
if any: 15555 15th Avenue NE
Shoreline, WA 98155

Lead Agency: Shoreline Water District

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by January 17, 2014.

Responsible Official: Diane Pottinger, P.E.

Position/Title: District Manager Phone: (206) 362-8100

Address: Shoreline Water District
Post Office Box 55367
1519 NE 177th St
Shoreline, Washington 98155

Date: 1/4/2014

Signature: _____

Diane Pottinger