



Planning & Community Development.

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ADMINISTRATIVE ORDER # 302091 092415

SITE – SPECIFIC DETERMINATION

CODE SECTION: 20.50.400

I. ISSUE: This is a parking reduction request of 10% for proposed 60-unit multi-family development.

II. FINDINGS:

- **Site Characteristics**

Address: 20015 Ballinger Way NE

Zoning: CB, Community Business

Lot Size: 25,090 sq. ft.

Proposed Use: 60-unit apartment complex with 54 parking spaces.

Surrounding Zoning and Land Use: To the northwest and northeast is commercial zoning and land use. To the east is commercial zoning and a small private school. To southeast is multi-family zoning and land use, with to the south and southwest is medium-density (R-12) zoning and a mix of medium density and single-family land uses.

Streets The lot does not directly front on any street; it is accessible via established easements through a commercial property on the corner of NE Ballinger Way and 19th Ave NE. There is no street parking on NE Ballinger Way, and some street parking available on 19th Ave NE. The project proposes to demarcate a 4-foot wide striped pedestrian access within the easement that accesses off of 19th Ave NE.

Transit: Metro Routes 331 and 342 are both within 400 feet of the building site. These connect with the Aurora Village Transit Center, itself approximately 1.8 miles away, where regional access is available.

- **Code and Parking Analysis**

Shoreline Municipal Code (SMC) 20.50.390A governs required parking for apartment buildings, 10% of which are required to be wired for future electric vehicle (EV) spaces. The proposed use will have a mix of studio and one and two bedroom units, for a total required parking count of 60 spaces. Under SMC 20.50.440, required bicycle parking is 1 per 10 units

for short term, and .5 per unit for long term. This requirement would amount to 6 short term (proposed), and 30 long term (45 are proposed).

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.*
- The project meets the criterion of being within ½ mile of transit. The site is also within biking distance of the two major area commuter trails.
 - The project proposes 6 short term bike parking spaces and 45 long-term bike parking on site (15 more than is required by code).
 - The project will provide five fully equipped electric vehicle charging spaces (10% of total spaces). This is above the code requirement of providing conduit only.
 - The project proposes to offer a 50% reimbursement for ORCA card purchases to any tenant for the first five years of the buildings' occupancy (5 years from the date of C of O).

III. CONCLUSIONS

With fully functional EV parking, bicycle parking in excess of code requirement, availability of both bicycle and public transit, and some street parking availability, the project meets enough of the criteria to qualify for a minor reduction in the number of parking spaces. Although walking distance services and amenities are not among the criteria for granting a reduction, it should be noted that there are multiple business within walking distance of the project site, including grocery stores, restaurants, retail stores, coffee shops, taverns, a fitness club, salons, banks and a movie theater.

IV. DECISION: The ten percent parking reduction is granted, with the following conditions:

- Bicycle parking is installed as indicated herein.
- EV charging stations shall be inspected and functional prior to C of O
- 50% ORCA card discounts will be provided for all tenants during the first 5 years of the building occupancy, as evidenced by a recorded notice to title or similar assurance mechanism.

Richard Marble

Director's Signature

9-24-15

Date

