



Planning & Community Development.

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ADMINISTRATIVE ORDER #302197
MINOR AMENDMENTS TO SHORELINE COMMUNITY COLLEGE MASTER
DEVELOPMENT PLAN PERMIT
MARCH 29, 2017

CODE SECTION: 20.30.353 (C) Amendments

I. ISSUE

Shoreline Community College (the College) has submitted revisions to their approved Master Development Plan Permit (MDP). The changes include the relocation of the student housing project, the reduction in size of the student housing project, relocation of parking associated with the student housing project, replacement of text and figures in the approved MDP to reflect the relocation of the student housing project and the replacement of Section VI and VII with the approved conditions imposed by the Hearing Examiner on May 5, 2014.

Minor amendments to an approved MDP may be approved by the Director if the amendment meets the development standards and criteria applicable to the zoning and requirements set forth in SMC 20.30.353 (C). Minor amendments include any revision or modification of the previously approved MDP that would result in changes to the approved MDP that increase building square footage by 10% or less, a change of 15% or less in the number of new parking spaces, a change in the original timeline for mitigation, changes to building placement, a cumulative increase in impervious area of 10% or less or a cumulative decrease in tree cover of 10% or less, or other changes as noted in the MDP.

II. FINDINGS:

- Shoreline Community College first submitted a MDP in December 2010.
- The College issued a Final Environmental Impact Statement on June 20, 2006. A SEPA Addendum was issued on March 9, 2011 to replace the College's Long Range Development Plan with the Master Development Plan. A second SEPA Addendum was issued on February 8, 2013 that considered amending the Long Range Development plan to include student housing.
- The Hearing Examiner approved the MDP in May 2014 subject to conditions.

III. CONCLUSIONS

The Administrative Order is the appropriate mechanism to approve revisions to a Master Development Plan Permit in accordance with SMC 20.30.353 (C). The relocation of the student housing project will be located adjacent to the existing PUB facility and an existing paved area. The proposed location of the student housing project location meets a number of objectives:

Stormwater

- The original plans submitted by the College show the Greenwood parking lot being converted to a pre-settling basin and an infiltration pond. Since the original location of the dorms is moving from the athletic field, the conversion of the Greenwood parking lot for a stormwater facility may not be needed. The proposed dorm building will be required to meet the Department of Ecology Stormwater Manual for Western Washington. The stormwater facilities for the proposed dorms will be addressed as part of the building permit requirements.

Site Plan

- The relocation of the proposed dorm building will provided greater convenience to students by locating the dorms next to food service and other services in the adjacent PUB building.
- The revised build location will require less impervious area. The existing MDP shows the proposed dorms and associated parking on an area used for track and other sports. Development of that site would have required a large addition of hardscape to the campus. The new proposed location will require less impervious area since the new location is located on an existing parking lot.

Critical Areas

- The building location is outside of any required setbacks and outside of any critical area buffers.
- The proposed location of the student housing project does not require any work within the forested areas and there will be fewer disturbances to existing plantings.

Parking

- The parking tables in the MDP have been updated to reflect the new dorm location.

- There will be 1,999 parking spaces available after Phase 1 improvements. This is a 220 space surplus over the recommended supply of spaces at the College. The Hearing Examiner requires 1,670 parking spaces to be available at all times.
- The proposed location of the dorm building will displace 62 parking spaces that are adjacent to the PUB building that is currently used for staff parking. The proposed relocation of the dorm building will also preserve 60 spaces in the Greenwood parking lot and also preserve 116 parking spaces that were to be displaced by a reconfiguration of the north loop road.
- Staff parking areas in the north parking lot and the Greenwood parking lot will not be disturbed.

Update Conditions Section in the MDP

- The College had proposed an amendment, exempt changes and vesting section of the MDP and also a Conditions section of the MDP. Those two sections, sections VI and VII, were rejected by the Hearing Examiner. The Hearing Examiner imposed conditions will replace Sections VI and VII.


The proposed revisions to the Shoreline Community College Master Development Plan Permit can be approved by the Director in accordance with SMC 20.30.353 (C)(1). The proposed revision will result in a decrease in the square footage of the proposed student housing project (270-beds versus 400-beds) development whereby meeting the intent of this provision. The relocation of the student housing project also meets the requirements of 20.30.353(C)(4).

IV. DECISION:

The requested revision to the Shoreline Community College Master Development Plan Permit is approved based on revised plans dated March 16, 2017.

V. CONDITIONS:

1. The applicant shall resubmit the entire Shoreline Community College Master Development Plan with revisions approved through this Code Interpretation decision.



 Director's Signature

3-30-17
 Date