
Commission Meeting Date: January 20, 2000

PLANNING COMMISSION FINDINGS AND RECOMMENDATION
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: SHORELINE FIRE DEPARTMENT ADMINISTRATIVE AND TRAINING
CENTER
SPECIAL USE PERMIT AND ZONING RECLASSIFICATION OF
PROPERTY

17525 - Aurora Avenue N
File Nos. 1999-1820, 1999-1821

After reviewing and discussing the Reclassification of Property and Special Use Permit at a public hearing on January 20, 2000, and considering the testimony and written comments presented, the Shoreline Planning Commission makes the following Findings, Conclusions and Recommendations to the City Council.

I. PROPOSAL:

A special use permit that would allow the expansion and development of an administrative facility and training center for the Shoreline Fire Department is proposed for property located at 17525 Aurora Avenue N. This proposal also includes the zoning reclassification of three existing zones, Regional Business (RB), Residential 48-Units per Acre (R-48), and Residential 12-Units per Acre (R-12), to Community Business (CB).

Brian Harris, of TCA Architecture and Planning (9311 SE 36th St., Suite 220, Mercer Island, WA 98040-3741), acting as agent for the Fire Department, submitted the application on October 6, 1999. The City determined the application to be complete on November 3, 1999.

The optional Determination of Non-Significance (DNS) process was used for this project. A preliminary Mitigated Determination of Non-Significance (MDNS) was issued on December 7, 1999. No letters were received during the public comment period, which ended December 23, 1999. A final MDNS was issued and no appeals were filed. The City expects to issue a Final Mitigated Determination of Non-Significance with the project decisions. Details of the proposal include:

- A. existing building, which houses administrative and support staff, to be demolished and replaced by a two-story 22,500 square foot masonry building with metal accent panels and a metal roof,
- B. height of the new structure to be 35 feet high
- C. pedestrian entry plaza facing Aurora Avenue,
- D. other architectural elements to comply with Aurora Corridor Special District Overlay development standards; such as awnings, parking to the side and rear, visually interesting façade, and more than half of Aurora frontage occupied by the building
- E. a two bay vehicle maintenance facility,
- F. 414 square foot addition to 1,648 square foot existing tower in drill area,

- G. total site area equals 96,313 square feet; proposed impervious surfaces equals 68,861 square feet (71% of total); proposed building footprints equal 17,962 square feet, including training tower (19% of total)
- H. 45 stall parking lot, 33 stalls for public use,
- I. public vehicular access accommodated by two 23-foot wide driveways to Aurora Avenue,
- J. fire truck access to secured training and maintenance area to be provided from N. 175th Street,
- K. on-site activities to include administrative functions, interior and exterior training, fire prevention, vehicle maintenance, public meetings, and an emergency operations center,
- L. 17 employees to work at the facility, primarily between the hours of 7:00 a.m. and 5:00 p.m., and
- M. 6 foot high acoustical fence integrated with landscaping to buffer adjacent apartments.

II. FINDINGS:

1. SITE

- 1.1 The subject property is 2.2 acres in area, approximately 70 percent impervious surface.
- 1.2 Demolition is proposed for two existing buildings on the site.
- 1.3 The training tower, now attached to the back of the primary building, will remain.
- 1.4 The site is flat, the steepest slope being only two percent.
- 1.5 The site is now comprised of two separate parcels; however, the Fire Department has begun the process of merging the lots.

2. NEIGHBORHOOD

- 2.1 The subject property is within the boundaries of the Aurora Corridor Special District Overlay.
- 2.2 A variety of land uses surround the site. High-density multi-family buildings are located directly west of the site. Kenny Easley Cadillac lies north of the property. A gas station/convenience store is sited on the corner of N. 175th Street and Aurora Avenue. Retail businesses are located across both Aurora and 175th Street. Shoreline High School is approximately 500 feet southwest of the subject property.
- 2.3 The subject property is in the Highland Terrace Neighborhood on the southeast corner of Dayton Avenue N. and N. 155th Street.

3. SPECIAL USE PERMIT CRITERIA

- 3.1 Section 18.44.050 of the Shoreline Municipal Code (SMC) specifies that a special use permit shall be granted by the city, only if the applicant demonstrates that the following criteria have been met:
 - a. The characteristics of the special use will not be unreasonably incompatible with the types of uses permitted in surrounding areas;
 - b. The special use will not materially endanger the health, safety and welfare of the community;
 - c. 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;
 - d. 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;

- e. 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; and
- f. The special use is not in conflict with the policies of the comprehensive plan or the basic purposes of this title.

4. COMPREHENSIVE PLAN

- 4.1 The Shoreline Land Use Designation Map identifies the subject lot as Community Business and Public Facilities. All adjacent property is also designated Community Business. The proposed rezone would bring the site into compliance with the Comprehensive Plan's land use policies.
- 4.2 Fire stations and facilities are listed as an essential community public facility. The proposal complies with the Essential Public Facilities policies and would help the City meet its siting requirements as set forth in Washington State Growth Management Act and King County Countywide Planning Policies.

5. ZONING

- 5.1 The subject property is currently divided into three zones; Regional Business (RB), Residential-48 units per acre (R-48), and Residential-12 per acre units (R-12). Neither of the residential zones permit the location of public agency training facilities. Regional Business (RB), Community Business (CB), and Office (O) zones allow the use subject to a special use permit.
- 5.2 The Comprehensive Plan suggests CB and O as appropriate zoning classifications under the Community Business Land Use Designation. As the zone allowing the most intensive commercial uses, CB would be the only appropriate zoning classification for the subject property.

6. ISSUES

- 6.1 The proposed SEPA Mitigation Measures, relating to stormwater flow control and water quality, landscaping, and traffic and pedestrian safety, require landscaping, civil site plans and a traffic study to be submitted and approved prior to application of building permits. (Attachment B; Conditions, Exhibit 1).
- 6.2 Traffic and vehicular access. Staff has determined that in order to maintain safety for both pedestrian and vehicular traffic, a "right-in, right-out only" access to Aurora is essential.
- 6.3 Parking. Parking requirements are determined by the Director of Planning and Development Services. The proposed on-site parking to be provided to the public was determined to be adequate for the special use.
- 6.4 Architectural design standards. The proposal complies with all Aurora Corridor Overlay development standards that apply to this project, including: provision of a public plaza; building occupying over 50% of Aurora frontage; provision of parking beside and behind the building; provision for transparent glass for 50% of the street façade of the building; provision for an awning to protect pedestrians; and buffering of adjacent housing with landscaping and building orientation.
- 6.5 Setbacks. The Aurora Interim Design Guidelines require all structures to setback a minimum of 65 feet from the centerline of the Aurora right-of-way.
- 6.6 Street frontage improvements. Street improvement standards for commercial streets require curb, gutter, eight foot wide sidewalk, and four foot wide landscaping strip, including street trees. Both N. 175th Street and Aurora Avenue frontage do not meet these standards. The placement of the curb in this area of the Aurora Corridor has not yet been determined, so

temporary landscaping and curb must be constructed. An eight foot sidewalk providing pedestrian access can be constructed along Aurora Avenue North. Easements are required for any portion of street improvements that encroach into the subject property.

- 6.7 Fencing and security needs. The Fire Department must fence their training and maintenance areas for security reasons. These areas are adjacent to public right-of-way and multi-family residential uses. All exterior fencing should be integrated with building and site design.
- 6.8 Garbage and recyclables. All Garbage and recyclable collection areas should be enclosed by a structure of consistent architectural design as the primary building in order to not appear intrusive.
- 6.9 Installation of utilities. All utility lines serving the property, including but not limited to, electric, telephone, and cable, should be installed underground to enhance the general welfare of the community.
- 6.10 Water and sewer availability. A Certificate of Water Availability was received from Seattle Public Utilities indicating adequate water service can be provided. A Certificate of Sewer Availability was received from the Shoreline Wastewater Management District indicating sewer service was adequate for the project.

VI. CONCLUSIONS:

1. The Shoreline Fire Department special use meets all six criteria as specified in the Shoreline Municipal Code and is in conformance with the Shoreline Comprehensive Plan.
2. The zoning reclassification is in conformance with the Shoreline Comprehensive Plan and the Washington State Growth Management Act.
3. The proposal complies with the development standards and intent of the Aurora Corridor Special District Overlay.
4. The proposed development is an appropriate land use for the subject property and is consistent with the character of the neighborhood.
5. The proposal will provide adequate public facilities and services to the building and will not degrade the level of service provided to neighboring properties.
6. The proposed development will assist the City of Shoreline in meeting its public facilities targets to meet its obligation under the Growth Management Act.

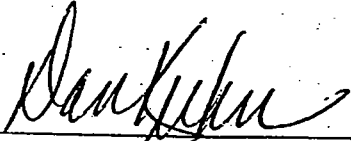
V. RECOMMENDATION:

The Planning Commission recommends that the Special Use Permit be approved subject to conditions.

The Planning Commission recommends that the zoning Reclassification of Property be approved without conditions.

ATTACHMENTS:

- I. Zoning Map Amendment
- II. Conditions of Special Use Permit



Dan Kuhn, Planning Commission Chair

2/19/00

Date

LEGAL DESCRIPTION OF PROPERTY

**SHORELINE FIRE DEPARTMENT
ADMINISTRATIVE AND TRAINING CENTER**

PARCEL 1:

THE EAST 116 FEET OF LOTS 1, 2 AND 3, AND ALL OF LOTS 5 AND 6, BLOCK 1 AND TRACT A, BIBBY'S ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 30 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 10 FEET OF TRACT A;

Together With The East 12 Feet Of The West 406 Feet Of The South $\frac{1}{2}$ Of The South $\frac{1}{2}$ Of The Southeast $\frac{1}{4}$ Of The Southeast $\frac{1}{4}$ Of The Northwest $\frac{1}{4}$ Of Section 7, Township 26 North, Range 4 East, Willamette Meridian, In King County, Washington; Except The South 30 Feet Thereof For North 175th Street; And

TOGETHER WITH THE EAST 85 FEET OF THE WEST 97 FEET OF THE SOUTH $\frac{1}{2}$ OF THE EAST 2 ACRES OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 7, EXCEPT THE SOUTH 30 FEET THEREOF FOR NORTH 175TH STREET.

PARCEL 2:

THE NORTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 4 EAST W.M.; EXCEPT THE WEST 394 FEET THEREOF; AND EXCEPT PORTION THEREOF DEEDED TO KING COUNTY FOR AURORA AVENUE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 2173660;

TOGETHER WITH THE SOUTH 100 FEET OF THE EAST 175 FEET OF THAT PORTION OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., LYING WEST OF AURORA AVENUE AND EAST OF LINDEN AVENUE.

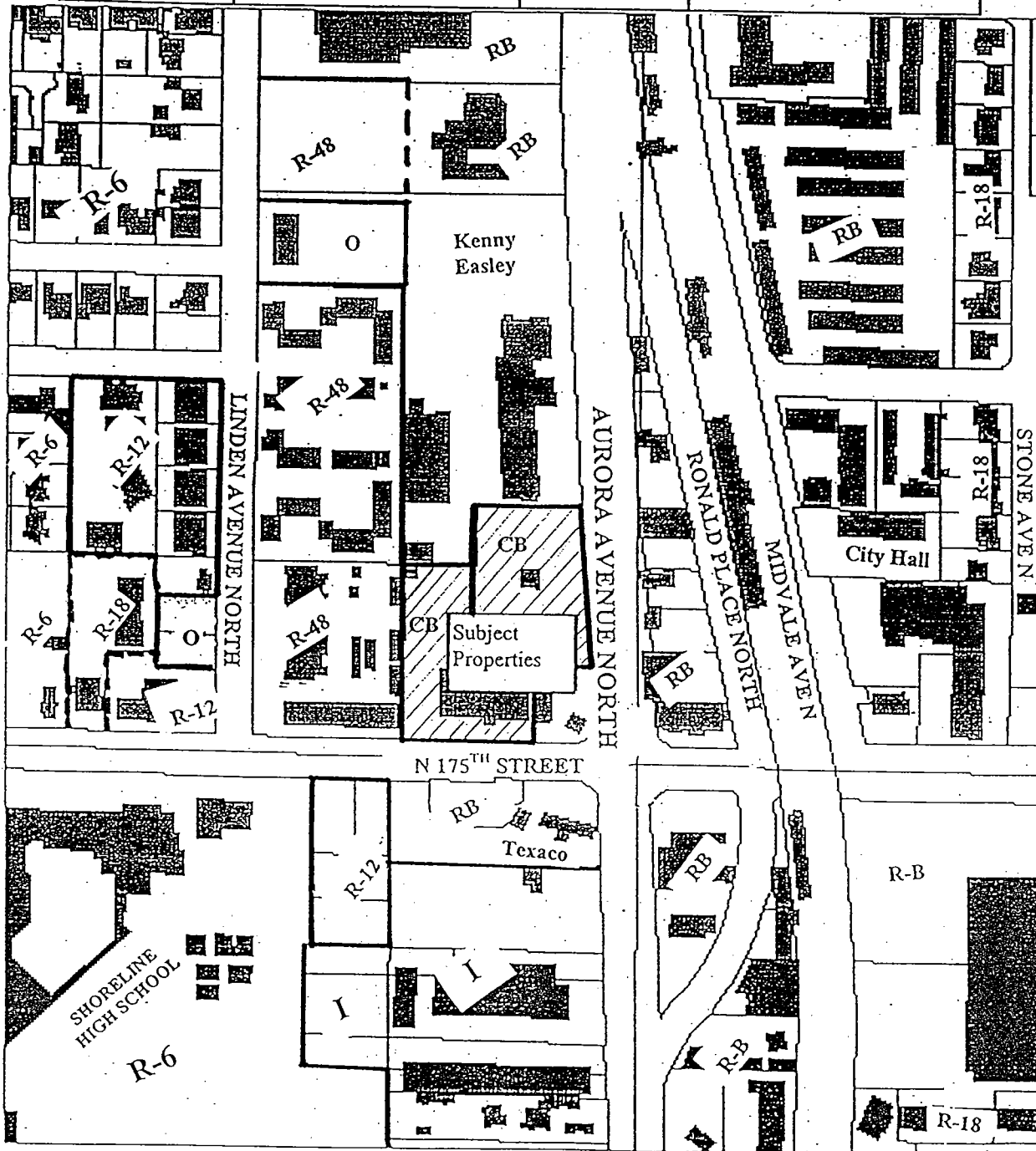
SITUATE IN THE CITY OF SHORELINE, COUNTY OF KING, STATE OF WASHINGTON.

SHORELINE FIRE DEPARTMENT

17525 Aurora Avenue North

ZONING LEGEND

ZONING KEY	DEFINITION	ZONING KEY	ZONING KEY
O	Office	R-18	Residential 18 Units Per Acre
RB	Regional Bussiness	R-48	Residential 48 Units Per Acre
R-6	Residential 6 Units Per Acre	I	Industrial
R-12	Residential 12 Units Per Acre		



These maps are a graphic representation of the proposal. Scale maps are available at the PADS office.

CONDITIONS OF SPECIAL USE PERMIT 1999-01821

The special use, Shoreline Fire Department Administrative and Training Center, is subject to the conditions recited herein as follows:

1. The project shall comply with all mitigation measures as specified in the Mitigated Determination of Non-Significance (MDNS), Attachment D-1.
2. The architectural design shall comply with the development standards specified in Shoreline Municipal Code Section 38.100.B for uses located within the boundaries of the Aurora Avenue Corridor Redevelopment District Overlay.
3. Frontage improvements:
 - A. 175th Street shall be constructed to include curb, gutter, a four feet wide landscaping strip and an eight feet wide sidewalk. The landscaping strip shall include City approved street trees.
 - B. An eight feet wide sidewalk along Aurora Avenue N. shall be constructed with the back edge of the sidewalk at 65 feet from the centerline of the right-of-way. A temporary curb and landscaping strip shall be installed after approval is received from the City.
 - C. An easement shall be recorded for any frontage improvements that need to be constructed outside of right-of-way boundaries.
4. Vehicular access to Aurora Avenue shall be right in and right out only.
5. All structures shall setback a minimum of 65 feet from the centerline of the Aurora Avenue right-of-way. Awnings may encroach into the setback over the sidewalk to provide cover for pedestrians.
6. Garbage and recyclable collecting areas shall be enclosed within a structure that is consistent with the architectural design of the primary building.
7. All exterior fencing shall be integrated with the building and landscaping design. No chain link fences shall be constructed on the site.
8. All utility lines serving the project, including but not limited to, electric, telephone, and cable, shall be installed underground.



**Planning and Development
Services**

17544 Midvale Avenue North
Shoreline, WA 98133-4921
(206) 546-1811 ♦ Fax (206) 546
8761

**SEPA THRESHOLD DETERMINATION
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

**SPECIAL USE PERMIT AND
RECLASSIFICATION OF PROPERTY (REZONE)**

DESCRIPTION OF PROPOSAL:	Special Use Permit to allow the expansion and development of a 22,500 square foot administrative facility and training center. The proposal also includes a two bay vehicle maintenance facility and a 45 stall parking lot. The three existing zones, Regional Business (RB), Residential 12-Units per Acre (R-12), and Residential 48-Units per Acre (R-48) are proposed to be rezoned to Community Business (CB).
TOTAL AREA OF PROPERTY:	2.2 Acres
LOCATION OF PROPOSAL:	17525 - Aurora Avenue N.
PROJECT APPLICATION NUMBER:	Special Use Permit 1999-01821, Rezone 1999-01820
PROPOSED ZONING:	Community Business (CB)
CURRENT ZONING:	Residential – 12 units per acre (R-12), Residential – 48 units per acre (R-48), Regional Business (RB)
CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION:	Community Business/ Public Facilities
APPLICANT:	Shoreline Fire Department
DATE OF COMPLETE APPLICATION:	November 3, 1998
EFFECTIVE DATE OF NOTICE:	January 7, 2000
END OF APPEAL PERIOD:	5:00 p.m., January 20, 2000
PUBLIC HEARING	7:00 P.M., January 20, 2000

THRESHOLD DETERMINATION: Mitigated Determination of Nonsignificance (MDNS)

The City of Shoreline has determined that the proposal, as modified by the required mitigation measures, will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, site plans, building elevations, and other information on file with the lead agency. This information is available to the public upon request at no charge.

MITIGATION MEASURES:

The following mitigation measures and conditions are required to clarify and change the proposal in accordance with WAC 197-11-350:

1. Stormwater Flow Control and Water Quality

In order to mitigate the stormwater impacts of the proposal on the downstream portions of the Boeing Creek Drainage Basin, the applicant shall submit a downstream analysis, engineering calculations, and full plans that demonstrate at least Level 2 Flow Control for the proposed development. In addition, the applicant shall be required to submit materials that demonstrate how the stormwater management improvements will remove 80% of the total suspended solids for ninety-five percent of the annual average runoff volume from the site. The applicant will also be required to comply with the other core requirements outlined in the 1998 edition of the King County Surface Water Design Manual. All required stormwater management plans, analysis, and calculations shall be submitted prior to the application for a building permit.

2. Landscaping

In order to ensure that the proposed development is compatible with the surrounding neighborhood and planned future improvements to the area, the applicant shall submit a landscape plan prior to the application for a building permit. The landscape plan shall demonstrate appropriate frontage improvements along Aurora Ave and N. 175th Street as well as a substantial vegetative buffer between the project and the apartment complex to the west.

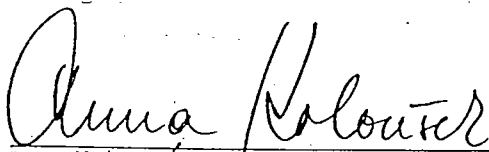
3. Traffic and Pedestrian Safety

In order to determine and mitigate the impacts of increased traffic generation from the project on the surrounding area, prior to the application for a building permit, the applicant shall submit a traffic study that includes trip generation and distribution data tailored to the project. The traffic study should include existing and proposed traffic counts, vehicle trip types, and estimated distribution for intersections that would be impacted by the project. In addition to capacity and congestion impacts, the study should focus on operations and safety concerns on roadway segments serving the site and at intersections that would be impacted by the facility. The applicant shall be required to make modifications to the proposed site design and provide or contribute to off-site improvements, as necessary, to address traffic and pedestrian safety impacts identified in the study. The City shall determine appropriate proportional mitigation based on the impacts identified.

PUBLIC COMMENT AND APPEAL:

This MDNS is issued under WAC 197-11-350. There is no comment period for this MDNS (WAC 197-11-355(a)). The optional DNS process in WAC 197-11-355 is being used. A Notice of Application (NOA) was issued for this project on December 8, 1999. The NOA stated that the lead agency intended to issue an MDNS for this project and identified proposed mitigation measures. The comment period for the NOA closed on December 23, 1999. No comments were received on this proposal.

Appeals of the grading permit or SEPA threshold determination must be received by the City Clerk's Office at 17544 Midvale Avenue North, Shoreline, WA 98133 by 5:00 p.m. on January 20, 2000. Appeals must include a fee of \$350.00 and must comply with the requirements of S.M.C. 16.45.030 and Resolution 130, Exhibit A, Section 7. For more information about this project, please contact Paul MacCready, Project Manager, at 206.546.1249.



Anna Kolousek
Assistant Director of Planning and Development Services
City of Shoreline

1-6-00
Date