

**FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE**

Council land use action by the Department)	C.F. 311765
of Finance and Administrative Services to)	Application #3011999
approve a 1,473 square foot addition to the)	
existing two-story Fire Station 8, and for)	FINDINGS, CONCLUSIONS
additional eight surface parking spaces, and)	AND DECISION
request to modify certain development)	
standards)	

Background

1. The proposed project is an expansion of the existing Fire Station 8 located at 110 Lee Street in the Queen Anne neighborhood.
2. This project is identified in, and funded in part by, the 2004 Fire Facilities and Emergency Response Levy. The expansion is needed to accommodate modern equipment, apparatus, and crew support functions that do not fit within the existing fire station.
3. Fire Stations are a type of public facility that are either permitted outright, by conditional use, or by City Council concept approval. Council concept approval is required when a proposal includes a request to modify a development standard related to the new facility. The proposed expansion includes three development standard departures listed below. Council is authorized to grant departures under Seattle Municipal Code Section 23.76.064.
4. On February 23, 2012 the Department of Planning and Development (DPD) issued its Report and Recommendation and a Notice of Public Hearing for Council to consider the request for concept approval. DPD recommended approval of the project with no conditions.
5. At its April 11, 2012 meeting, the City Council’s Planning Land Use and Sustainability Committee (PLUS) had a briefing and held a public hearing on DPD’s recommendation, prior to making its recommendation to the full City Council. At its May 9, 2012 meeting, PLUS further deliberated on the proposal.

Findings of Fact

The City Council hereby adopts the following Findings of Fact:

1. Fire Station 8 is located at 110 Lee Street in the Queen Anne neighborhood. The site is located at the intersection of three rights of way – 1st Ave North to the west, Lee Street to the

South and Warren Ave North to the east. The approximately 42,000 square foot site is zoned Lowrise 1 (LR1), as are properties to the north of the site. Properties to the south across Lee Street are zoned Single Family 5000 (SF 5000).

2. The site is owned by the City’s Department of Parks and Recreation and is currently occupied by the existing fire station, a Seattle Public Utilities water tower, Seattle Department of Parks and Recreation’s tennis courts, and a Seattle City Light radio tower.
3. On September 14, 2011 the Finance and Administrative Services Department (FAS) of the City of Seattle submitted Master Use Permit 3011999, to add 1,437 square feet to the existing 6,353 square foot two story fire station and requested additional landscape and site improvements.
4. In the LR1 zone, City Council approval of waivers or modifications of development standards is required pursuant to Seattle Municipal Code (SMC) 23.51A.004. The proposed new fire station would not meet the three following development standards of the zone:

Development Standard	Required	Proposed	Modification
SMC 23.45.570F1 Front Setback (along Warren Ave N)	9 feet 5 inches	None	9 feet 5 inches
SMC 23.45.570F3 Side Setback (along Lee Street)	18 foot side setback	None (existing structure complies)	18 feet
SMC 23.45.570G2 Location of parking	Prohibited in front setback	Existing 4 spaces accessed from Warren Ave N to be removed for expansion; 2 new spaces proposed along Warren Ave N	Waive requirement

5. The project expands portions of the existing fire station. As shown Attachment A, a 1,331 square foot addition would be made to the east side of the building. This eastern addition would extend the length of the fire vehicle apparatus bay and also provide an updated at-grade entrance with office and operation areas. A 106 square foot addition on the south side of the building will provide additional storage area. These expansions result in the need for the departures from front and side setback requirements, as shown in the table.

6. Currently, there are four parking spaces that are accessed from Warren Ave N. These parking spaces serve the fire station and would be removed to allow the expansion. To replace them, two new parking spaces would be located to the north of the expansion area and would be accessed by an 18 foot wide curbcut. As parking in a required setback is prohibited in this zone, a departure is required.

7. Additional features would be included in the proposal, including the installation of an emergency generator at the northwest corner of the site, increased landscape plantings along Lee Street and Warren Avenue N and the right of way, a 12 foot tall vegetated green wall along Lee Street and a 15 foot tall vegetated green wall along Warren Avenue N. The project includes landscaping that also meets the intent of the City's green factor program; green factor is not a development standard that is required for City facilities in this zone.
8. The project is not subject to environmental review (SEPA) as it does not exceed the 4,000 square foot threshold for nonresidential development in an LR1 zone.
9. Public open houses were held by FAS – on August 6, 2011 and November 11, 2011 - in addition to the public notice of the project which started from September 22, 2011 to October 5, 2011. DPD did not receive public comments during that two week period.
10. In making a recommendation to Council, SMC 23.76.050 requires that the DPD Director draft an evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies.
11. In order to approve the expansion with the requested departures, two criteria in SMC 23.51A.004 must be met:
 - The location of the public facility addresses public service needs, and any waiver or departure from development standards or administrative conditional use criteria is necessitated by those public service delivery needs; and
 - The impact of the public facility on surrounding properties has been addressed in the design, siting, landscaping and screening of the facility.
12. The DPD Director recommends that the Council approve the proposed modification of development standards and grant the concept approval for the project with no conditions.

Conclusions

The City Council hereby adopts the following Conclusions:

1. The proposed facility is a City facility as defined in SMC 23.84.006.
2. Fire Stations are permitted outright in LR1 zones. However, the proposed building does not meet front or side setback requirements nor does it meet requirements that prohibit parking spaces in front setbacks. SMC 23.51A.004 allows the City Council to waive or modify applicable development standards for City facilities, upon demonstrating compliance with related criteria when development standards are not met.
3. The proposal generally meets the criteria found in SMC 23.51A.004:
 - the project provides a unique service as a fire station;

- the project is located so that it can rapidly and adequately respond to emergencies, and
- the modification of development standards is necessary to meet specific public service delivery needs while allowing the expansion in a manner that is also generally compatible with its surroundings.

4. The City Council determined that the departures result in an expanded station that meets public service needs and that the impact of the expanded facility, and its related departures, have been mitigated by design, siting, and landscaping features, as required by SMC 23.51A.004.

Decision

The City Council hereby APPROVES in concept the proposed expansion of Fire Station 8, described in Clerk File 311765, and GRANTS the following modification of development standards for the project.

Development Standard	Required	Proposed	Modification
SMC 23.45.570F1 Front Setback (along Warren Ave N)	9 feet 5 inches	None	9 feet 5 inches
SMC 23.45.570F3 Side Setback (along Lee Street)	18 foot side setback	None (existing structure complies)	18 feet
SMC 23.45.570G2 Location of parking	Prohibited in front setback	Existing 4 spaces accessed from Warren Ave N to be removed for expansion; 2 new spaces proposed along Warren Ave N	Waive requirement

Dated this _____ day of _____, 2012.

City Council President

ATTACHMENT A

