

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

Council land use action by the Department)	C.F. 311875
of Finance and Administrative Services to)	Application #3012676
approve a 1,130 sq. ft. two story addition to)	
Fire Station 34, located at 633 32nd Avenue)	FINDINGS, CONCLUSIONS
East (Project No. 3012676, Type V).)	AND DECISION
)	

Background

1. The proposed project is an expansion of the existing Fire Station 34 located at 633 – 32nd Avenue East in the Madison Park neighborhood.
2. This project is identified in, and funded 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 is 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 proposal includes a request for a development standard departure. Council is authorized to grant departures under Seattle Municipal Code Section 23.76.064.
4. On April 5, 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 May 9, 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 23, 2012 meeting, PLUS further deliberated on the proposal.

Findings of Fact

The City Council hereby adopts the following Findings of Fact:

1. Fire Station 34 is located at 633 32nd Avenue East, in the Madison Park neighborhood. The site, located approximately 150 feet to the southwest of East Madison Street, is approximately 12,000 square feet in size and is zoned Lowrise 2 (LR2). Across an alley to the north and west is a Neighborhood Commercial 2 zone with a 40 foot height limit (NC2-40). Properties to the east across 32nd Avenue East are zoned Single Family 5000 (SF 5000). The site is owned by the City’s Department of Finance and Administrative Services (FAS).

2. In the LR2 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 following development standard of the zone:

Development Standard	Required	Proposed	Modification
SMC 23.45.570F Structure depth	65% of total lot depth (65 feet allowed)	76.5% (76 feet 6 inches proposed)	11 feet 6 inches

3. The project expands portions of the existing fire station. As shown Attachment A, two additions would occur. The larger addition would be a 900 square foot addition to the southwest corner (rear) of the building; a separate 200 square foot addition would be made to the north side of the station. The rear expansion causes the building to exceed the structure depth limitations in the LR2 zone, as shown in the table above.

4. Additional improvements to the site would be provided, including upgrades to landscaping and screening around the site and the installation of an underground 600 gallon fuel tank to serve a rooftop emergency generator.

5. 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 LR2 zone.

6. A public open house was held by FAS on November 19, 2011; 200 people were in attendance. DPD also provided public notice of the project from November 10, 2011 to November 23, 2011; no public comments were received.

7. 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.

8. 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.

9. The DPD Director recommends that the Council approve the proposed modification of the structure depth development standard 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 LR2 zones. However, the proposed building exceeds the structure depth standard in this zone. 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 departure results in an expanded station that meets public service needs and that the impact of the expanded facility, and the related departure, has 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 34, described in Clerk File 311875, and GRANTS the following modification of development standards for the project.

Development Standard	Required	Proposed	Modification
SMC 23.45.570F Structure depth	65% of total lot depth (65 feet allowed)	76.5% (76 feet 6 inches proposed)	11 feet 6 inches

Dated this _____ day of _____, 2012.

City Council President

ATTACHMENT A



Seattle City Council
 Planning, Land Use and Sustainability Committee

Department of Finance and Administrative Services

May 9th, 2012