

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

Council Land Use Action to approve a temporary expansion of the North Seattle Precinct located at 10049 College Way North (project No. 3031508, Type V).	) ) ) ) )	C.F. 314413 Application No. 3031508  FINDINGS, CONCLUSIONS AND DECISION
--	-----------------------	---

**Background**

The Department of Finance and Administrative Services (FAS) proposes to add approximately 3,400 square feet of space to the current North Precinct by locating three portable buildings on the site and by renovating the interior spaces of the existing structure. The portable buildings will contain a community room, storage, and break room. Those spaces are currently within the existing structure. Part of the project includes tenant improvements to the existing building to fit out vacated space for operational purposes. The project also includes adding and reconfiguring surface parking, which requires modification of a development standard related to parking location. The improvements are necessary to accommodate precinct growth while the City makes decisions on planning and design for a long-term facility or facilities.

The approximately 2.9 acre North Precinct site is located at 10049 College Way North just west of North Seattle College. The site is zoned Single Family 7200 (SF 7200) and contains a wetland environmentally critical area. On May 6, 2019, the Seattle Department of Construction and Inspections (SDCI) issued a State Environmental Policy Act (SEPA) threshold determination and recommended that the Council grant conceptual approval and modify a development standard for parking location, subject to SEPA conditions mitigating construction impacts.

On June 5, 2019, the City Council’s Planning, Land Use and Zoning Committee was briefed on the project, held a public hearing to accept comments on the project and SDCI’s recommendation, and made a recommendation to the full City Council.

**Findings of Fact**

The City Council hereby adopts the following Findings of Fact:

1. The North Precinct is a City facility located at 10049 College Way North within a SF 7200 zone.
2. FAS submitted a Master Use Permit application (Project No. 3031508) for improvements to the North Precinct, which include: locating three portable buildings on the site, expanding the existing secured parking area, and making other landscaping and site improvements.
3. The Seattle Municipal Code (SMC) authorizes expansion of existing police precincts in Single Family zones as a Council land use decision. SMC 23.51A.002.

4. The City Council may waive or modify development standards for City facilities. SMC 23.76.064.B.
5. City facilities in Single Family zones must meet the development standards for institutions. Section 23.51A.002.B, unless a modification is granted.
6. Parking is prohibited in the required front yard in Single Family zones. SMC 23.44.016.
7. FAS seeks a City Council development standard modification to locate parking in a portion of the required front yard.
8. Additional parking is proposed to accommodate current needs and future parking for fleet vehicles.
9. SMC 23.76.050 requires that the SDCI Director draft an evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies.
10. SDCI reviewed the proposed project and issued its Analysis and Recommendation on May 6, 2019. SDCI recommended that the City Council grant approval of the North Precinct expansion and the proposed modification of development standards to allow parking in the required front yard, subject to SEPA conditions to mitigate construction impacts.

### **Conclusions**

The City Council hereby adopts the following Conclusions:

1. The proposed facility is a City facility as defined by SMC 23.84A.006.
2. The proposed expansion and improvements are necessary to meet current and future expansion needs on an interim basis until a new precinct or precincts are developed.
3. FAS has demonstrated that the proposed modification of the parking development standard is necessary to accommodate proposed parking and that the proposed parking location will mitigate visual impacts to residential uses to the west of the site.
4. If work occurs outside of specified construction hours, a Construction Noise Management Plan approved by SDCI would address construction-related noise impacts.

### **Decision**

Subject to the conditions described below, the City Council approves the proposed North Precinct expansion and improvements and grants the following modification of development standards.

Development Standard	Required	Modified
SMC 23.44.016	Parking is prohibited in the required front yard.	Parking may be located in the front yard along College Way N.

The City Council imposes the following SEPA conditions:

*Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit*

1. If the applicant intends to work outside of the limits of the hours of construction described in condition #3, a Construction Noise Management Plan shall be required, subject to review and approval by SDCI Noise Abatement staff, and prior to a demolition, grading, or building permit, whichever is issued first. The construction noise management plan may be modified as needed through SDOT and SDCI review. The construction noise management plan shall be incorporated into the Construction Management Plan.
2. The plans shall show the tree preservation plan, consistent with sheet TP100 within the Master Use Permit plan set.

*During Construction*

3. Construction activities (including but not limited to demolition, grading, paving, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition. This condition may be modified through a Construction Noise Management Plan.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
City Council President