

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

Council Concept Approval for a new fire station (Fire Station No. 22) in an environmentally critical area, located at 901 E. Roanoke Street, and request to modify certain development standards (Project No. 3017619/Type V).

C.F. 314279
Application #3017619

FINDINGS, CONCLUSIONS
AND DECISION

Background

The proposed project is an on-site replacement of the existing Fire Station 22, which is included in the list of stations to be replaced under the 2003 Fire Facilities and Emergency Response Levy. The replacement is needed to accommodate modern equipment, apparatus, and crew support functions that cannot be accommodated within the existing fire station.

As proposed, the project requires City Council concept approval under Seattle Municipal Code (SMC) Section 23.76.064, which section also authorizes Council to modify development standards for City facilities. Five modifications from development standards are requested.

The Department of Planning and Development (DPD) reviewed the proposed project and issued its Report and Recommendation on August 13, 2015. DPD recommends approval of the project, with two conditions to limit construction-related noise impacts.

On September 15, 2015 the City Council's Planning Land Use and Sustainability Committee was briefed on the project, held a public hearing on the project and DPD's recommendation, and made its recommendation to the full City Council.

Findings of Fact

The City Council hereby adopts the following Findings of Fact:

1. Fire Station 22 is located in the Roanoke Park neighborhood at 901 E. Roanoke Street.
2. The site is approximately 14,625 square feet in size, and is zoned Single Family with a 5000 square foot minimum lot size (SF 5000).
3. A large portion of the city is zoned single family, thus there are large numbers of people and property within the single family zone.
4. The City of Seattle's Department of Finance and Administrative Services (FAS) has submitted a land use application to DPD to replace and expand Fire Station 22 at its existing location.

5. In Single Family zones, City Council concept approval is required for fire stations, pursuant to SMC Section 23.44.036 and Section 23.51A.002. Fire stations that do not meet use and development standards may be permitted by the City Council as a Type V land use decision under 23.76.064. In this case, the proposed station does not meet three development standards of the SF 5000 zone.

Development Standard	Required	Proposed
SMC 23.44.010 Lot Coverage	The maximum lot coverage by principal and accessory structures is 35% of the lot area.	The lot coverage is 51 % of the lot area.
SMC 23.44.012 Structure Height	The maximum height for structure not located within required yards is 30 feet.	<ul style="list-style-type: none"> ▪ The height of the parapet of the hose tower is approximately 47 feet. ▪ The height of the portion of the structure in the required front setback is approximately 30 feet. ▪ The height of a flagpole located in the required front setback is approximately 26 feet.
SMC 23.44.014 Yards	The required minimum front yard is 20 feet.	The front yard is 8 feet.

6. Design of the station was subject to review by the Seattle Design Commission. On June 18, 2015, the Design Commission approved the design.
7. Two public comments were received during the public comment period on the application. One commenter expressed concerns about noise impacts associated with operation of the fire station. Another requested information about which existing trees on site would be maintained, how the project would be integrated with design and development of the State Route 520 replacement, and where access and egress to the apparatus bay would be located.
8. In making a recommendation to Council, SMC Section 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.
9. The DPD Director's written Analysis and Decision analyzes the proposal's compliance with each Land Use Code approval criterion and provides State Environmental Policy Act (SEPA) ordinance analysis. DPD issued a Determination of Non-significance, and recommends two conditions to mitigate construction noise impacts.
10. The Director finds that the proposal meets the relevant criteria for approval of a City facility in the SF 5000 zone.

11. The Director recommends that the Council grant the concept approval for the project with the requested modifications to development standards.
12. The project is expected to generate loud noise during grading and construction. These impacts would be especially adverse to the surrounding residential area in the early morning, in the evening, and on weekends. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends. Properties to the north are developed with residences and will be impacted by construction noise.

Conclusions

The City Council hereby adopts the following Conclusions:

1. The proposed facility is a City facility as defined in SMC Section 23.84A.006.
2. The proponent has demonstrated the existence of a public necessity for the use in a single-family zone. Specifically, fire stations are essential for protecting lives and property and must be located in specific areas so that fire-fighters can rapidly and adequately respond to emergencies. In light of that, there is clear public necessity for fire stations within single family zones.
3. The design of the new fire station is informed by the size, dimension and orientation of the parcel, including its proximity to rights-of-way and neighboring structures.
4. The modifications to development standards are necessary to ensure that Fire Station 22 will be designed to meet fire service for its service area.
5. As detailed in DPD's analysis, the Council concurs that noise limitations in SMC 25.08 are not sufficient in this case to mitigate noise impacts and supports the proposed SEPA condition limiting work hours.

Decision

The City Council hereby approves in concept the proposed Fire Station 22, described in Clerk File 314279, and GRANTS the following modifications of development standards for the project:

Development Standard	Approved Modification
SMC 23.44.010 Lot Coverage	The maximum lot coverage is approximately 51 % of the lot area.
SMC 23.44.012 Structure Height	<ul style="list-style-type: none"> ▪ The maximum height of the parapet of the hose tower is approximately 47 feet. ▪ The maximum height of the portion of the structure in the

Development Standard	Approved Modification
	required front setback is approximately 30 feet. ▪ The maximum height of the flagpole located in the required front setback is approximately 26 feet.
SMC 23.44.014 Yards	The front yard is 8 feet.

The applicant is required to comply with the following conditions:

Prior to Beginning Construction

1. If the applicant intends to work outside of the limits of the hours of construction described in condition #2, a Construction Noise Management Plan shall be required, subject to review and approval by DPD, and prior to a demolition, grading, or building permit, whichever is issued first. The plan shall include the specific mitigation, and may include additional proposed management of construction related noise, efforts to mitigate noise impacts, and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise. Elements of noise mitigation may be incorporated into any Construction Management Plans required to mitigate any short-term noise impacts that result from the project.

During Construction

2. Construction activities (including but not limited to demolition, grading, 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 shell of 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, required prior to issuance of a building permit as noted in condition #1.

Dated this 21st day of September, 2015.



City Council President