



1. List the provisions of the land use code that allows the proposal.

Ordinance No. C35535
17C.370.010
17C.370.020
17C.370.030

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

Our proposal is consistent with Ordinance No. C35535 allowing for the rehabilitation and reuse of historically commercial properties, regardless of existing zoning or use. Our proposal is for the reuse of a neighborhood grocery store; built in 1925 and operated for nearly 50 years. The proposal will contribute to the goals of creating more vibrant, walkable neighborhoods with great amenities and services. The creation of a new cafe will provide the Perry District neighborhood with a place to meet friends, run into neighbors, and enjoy local coffee, pastries, and other goods.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

A. Transportation; Bus route 45 within 1/4 mile of site. Adequate public road capacity and on-street parking availability.
B. Public water; 6" Public water service is existing in 11th Avenue. 3/4" connection to property is existing and should be sufficient.
C. Fire protection; Existing fire hydrant at Northwest corner of 11th & Pittsburgh.
D. Police protection; Proposal should not require additional police protection.
E. Parks and recreation; Proposal will compliment recreational activities (walking, running, biking) and nearby parks.

F. Library; No impact on public libraries.
G. Solid waste disposal and recycling; Refuse service is already provided to property but will need to be upgraded.
H. Schools; No impact on schools - commercial activity will not increase housing units / families.
I. Public wastewater (sewer and stormwater); Sewer service is existing to property but may need to be upgraded. Stormwater should not be affected.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

The property is sited in area with mild grade changes (north to south), and is manageable on foot or bike. The property itself has a 2' change in grade (east to west) though relatively flat outdoor seating areas with permeable pavers. Mild grade changes will be mitigated with rocks and vegetation. Soils are organic in nature with decent drainage characteristics. No ground or surface water is known, nor significant features. The cafe use will not have significant negative impacts on any physical characteristics of the property.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

Noise from patrons of the cafe may have an adverse impact on the surrounding properties. No other environmental impacts are anticipated. Strategic design of the outdoor seating areas, planting of vegetation, and fences may reduce noise impacts.

(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.