



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

A parking garage in the Office-Retail (OR) zone requires a Type III Conditional Use Permit (CUP), per Table 17C.120-1

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

The comprehensive plan designates this property Office-Retail (OR), which requires a Type III CUP. The purpose of which is to control the bulk and scale, noise, and glare, if any. This application and proposed schematic site plan meets and exceeds this criteria.

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

The proposed facility is designed and intended to support the current demand and need for safe and secure parking. This proposal is intended to increase density and control patterns for vehicular traffic and support. Currently, the asphalt lot drains freely to the street. Protective measures include, concentrating parking and eliminating pressure on public streets w/storm water collection, oil/water separator and site containment vault w/slow release.

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 subject property's topography slopes approx. 4% N to S; transitional grading and retention is anticipated along the S to E property lines. No known historical/cultural, wetlands, endangered species, or environmental health hazards. A geotechnical evaluation is anticipated upon approval of CUP. Care to the design will be given attention to minimize negative impacts to the site and adjacent properties.

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.

The proposed parking facility will be (4) stories in height. Increased, but controlled vehicular traffic is expected. Site improvements include, landscape buffers/screening, concrete sidewalks & curbs, accessible curb ramps. Noise and glare to be contained within the property with full height solid acoustic and fire rated construction.

(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.

Not applicable

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.

Not applicable