



# Conditional Use Permit

## Application

Planning Services Department

### The proposed action requires approval of:

- ☐ Administrative Conditional Use Permit (Type II)
- ☒ Hearing Examiner Conditional Use Permit (Type III)

### All Conditional Use Permits must provide the following information:

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

**Section 17C.111.030 Characteristics of Residential Zones**

**Section 17C.111.100 Residential Zone Primary Uses**

**Section 17C.111.110 Limited Use Standards**

**Section 17C.111.115 Housing Types Allowed**

**Section 17C.111.125 Nuisance-related Impacts**

**Section 17C.111.200 Lot Size and Dimensions**

**Section 17C.111.205 Development Standards Tables**

**Section 17C.111.210 Density**

**Section 17C.111.220 Building Coverage and Impervious Coverage**

**Section 17C.111.225 Development Bonuses**

**Section 17C.111.230 Height**

**Section 17C.111.235 Setbacks**

**Section 17C.130.100 Industrial Zones Primary Uses**

**Section 17C.130.110 Limited Use Standards**

**Chapter 17C.320 Conditional Uses**

**Chapter 17E.060 Shoreline Regulations**

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

#### **LU 1:**

**The Independent Building project falls within "Residential Moderate" designation of the comprehensive plan. The project is consistent with the goal of providing higher intensity residential uses in that it provides higher density multi-unit apartments of appropriate scale and form within the Upriver drive area. It is located near the Mission and Market corridors which provides access to retail and commercial services.**

**The Active Adult building falls within the "Light Industrial" designation, which also contains commercial and residential uses. The comprehensive plan does encourage residential uses in the industrial districts where residents can take advantage of river views and amenities. The Active Adult**

building is immediately across the street from the Centennial trail and Upriver Park making this an ideal use of the site.

**LU 2:**

The project enhances the public realm by providing high quality design and newly restored landscaping along Upriver Drive as well as providing additional connectivity to the river and Centennial trail. The project also provides needed housing to meet the needs of seniors in the broader community.

**LU 3:**

The project makes appropriate and efficient use of the land. Its density is appropriate to the scale of the surrounding neighborhood and provides additional housing opportunities with only modest impacts on the infrastructure for the area. In addition, the project will generate additional job opportunities for other residents within the broader community.

**LU 4:**

The project will result in a modest increase in traffic. The nearest adjacent public transportation is the bus stop at the intersection of North Perry St. and E. Illinois Ave. We are unaware of any plans to provide bus service along Upriver Drive at this time, however, we would support such an expansion of service.

**LU 5:**

The development will have some positive impact on the environment in that it will allow us an opportunity to improve landscaping on portions of the sites that are within the shoreline district. Currently the Active Adult site is vacant, and the Independent Building site has not seen substantial improvements to the landscaping in some time. The project will allow us to redevelop the associated landscaping within the current design criteria for the shoreline district.

**LU 6:**

The project should have no negative impact on city open spaces, public lands, or essential facilities. The project if anything provides additional access to the Centennial Trail and Upriver Park.

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

**We received initial feedback from water, sewer, stormwater, solid waste, and recycling in the pre-development application notes. No concerns were raised and existing available services appear to have sufficient capacity for the project. Note that the impacts of the project on services will be minimal given that it replaces 113 skilled nursing beds with 114 independent and active adult apartments.**

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 project takes into consideration the size, shape, location and topography. Both buildings sink into the slope to help minimize height impacts. Scale and modulation are consistent with other residential uses in the area. Surface water management will be handled with swales and onsite infiltration.**

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.

**We do not anticipate any significant adverse impacts on the environment or surrounding properties. Typical construction BMP's will apply.**

**In addition to Questions 1-5, all Institutional or Other Uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:**

6. Proportion of Residential Household Living Uses.

The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:

- a. number, size and location of other uses not in the residential household living category in the residential; and

**The independent living building will contain some commercial activities in the form of communal dining, and amenity spaces such as the auditorium that are intended to serve residents of the larger campus. These limited uses and activities are consistent with those already present on campus and are focused on supporting and enhancing the resident's lifestyle and wellbeing. Loading and waste collection for these more commercial uses are along upriver drive, well away from any adjacent residential uses.**

- b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

**Given that the project replaces 114 skilled nursing beds with 113 senior apartment units, there should be minimal impact to density. The project supports independent seniors and will be more consistent with the scale and use of other residential properties.**

## 7. Physical Compatibility.

- a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or

**The project is similar in nature and scale to other adjacent residential uses, which include multifamily apartments along E. Upriver drive, and single-family homes to the North. All required setbacks are maintained. The character of the new independent and active adult building utilize similar materials and colors present in the existing newer buildings on the campus including the memory care building, Moyie and Selway residences.**

- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.

**The setbacks for the independent living building and active adult buildings exceed the minimum requirements and are appropriate in scale to other multifamily properties in the area. The new structures will be well landscaped to blend in with the rest of the campus and adjacent community.**

## 8. Livability.

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- a. noise, glare from lights, late-night operations, odors and litter; and

**Lighting will be limited to downward directional path and building lighting to avoid glare and spillover. The project adds an additional commercial kitchen. No notable change is anticipated given that there is already an existing commercial kitchen in the adjacent terrace building. The campus has a robust staff and is well maintained. We do not anticipate any impacts from litter. Commercial functions on the campus such as deliveries fall within normal business hours.**

- b. privacy and safety issues.

**We do not anticipate any impacts to privacy or safety. The project falls within the larger campus and will not impact the privacy of any adjacent residences. Adequate street lighting and path lighting are provided. Staff members are present on the campus 24 hours a day to provide support and help maintain a safe environment. A well maintained and staffed campus actually enhances safety for the larger neighborhood.**

## 9. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.

**The project intends to conform with the street designations of the transportation element of the comprehensive plan.**

- b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:

- i. street capacity, level of service and other performance measures;

**Given that this project replaces a 114 bed skilled nursing facility, traffic impacts will be minimal. A traffic letter has been included in the application outlining the required mitigation fees for the project.**

- ii. access to arterials;

**There is no change to arterial access as a result of this project.**

- iii. connectivity;

**There are no changes to streets or connectivity related to this project.**

- iv. transit availability;

**There is currently no bus service immediately adjacent to the site. The nearest bus stop is located at the intersection of Perry St. and Illinois Ave, approximately 750' from the edge of the campus.**

- v. on-street parking impacts;

**No on street parking is proposed. The project removes 30 existing stalls adjacent to the skilled nursing building, and replaces them with 76 parking stalls in a combination of garage and surface parking. The active adult site removes approximately 39 parking stalls in an existing gravel lot and replaces them with 88 new surface parking stalls. This results in a net gain of 95 stalls. On site parking will be sufficient to meet the needs of this project.**

- vi. access restrictions;

**Access impacts related to this project will be temporary and related to construction. All impacts are limited to private drives within the campus.**

- vii. neighborhood impacts;

**The properties involved in this application are part of a larger 35 acre retirement community campus. The properties are well away from any neighboring properties. Impacts will be limited to residents, staff, and visitors to the campus. All work will be conducted within permitted hours. Construction activity will be closely coordinated with Riverview Retirement's leadership team to minimize any impacts to the remainder of the campus.**

- viii. impacts on pedestrian, bicycle and transit circulation;

**No significant increase or change is anticipated for pedestrian, bicycle, or transit circulation. An additional crosswalk connecting the site to the Centennial Trail is being added to improve connectivity.**

- ix. safety for all modes; and

**We do not anticipate significant increase in vehicular traffic. An additional crosswalk is being added to connect the site to E. Upriver Drive, which should enhance safety.**

- x. adequate transportation demand management strategies.

**There is currently no public transportation adjacent to the site. While bus service is desired by the campus, the modest increase in residents will not materially increase the transportation needs.**

- c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.

**Given that the project replaces a 114 bed skilled nursing building with 113 new senior dwelling units, increases on water, police, waste, fire services will not be significantly changed.**