

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

The Shiloh Hills Elementary property is zoned Single-Family Residential. Table 17C.110-1 “Residential Zones Primary Uses” allows community services as permitted uses within the single family zone, with the following provision:

17C.110.110.D Community Service Facilities.

This regulation applies to all parts of [Table 17C.110-1](#) that have a note [4]. In the RA, RSF and RTF zones, a one-time addition to an existing community services use is permitted, provided the addition is less than fifteen hundred square feet and three or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses. New buildings or larger additions require a conditional use permit and are processed as a Type III application. New buildings or additions to existing community services uses are permitted in the RMF and RHD zones.

The proposed project would convert the current school health clinic, approximately 855 sf, into a CHAS clinic open to the community.

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

SH 1.5 Public/Private Partnerships *Encourage public/private partnerships that complement each other as a means to provide coordinated, centrally located services.*

This project is a public/private partnership aimed at bringing additional services to the neighborhood. The clinic can support the school as well as local families.

SH 2.6 Joint-Use Facilities *Provide for the joint use of facilities that clusters services for child or adult day care, health care, human services, libraries, schools, and cultural, recreational, and educational programs, as needed.*

The project brings a small clinic to a school, thereby creating a joint-use facility.

SH 5.2 Neighborhood-Level Health and Human Services *Provide financial, regulatory, and tax incentives for business and property owners, service providers, and developers in order to increase the number of neighborhood and district centers where health and dental clinics, and human services are available.*

This project supports this goal by bringing a small health clinic to the Shiloh Hills neighborhood.

N 2.1 Neighborhood Quality of Life *Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.*

This project supports this goal by bringing a health clinic (public service) to a neighborhood.

N 3.1 Multipurpose Use of Neighborhood Buildings *Work with neighborhoods to develop a strategy for the multipurpose use of existing structures and the extension of services within neighborhoods for neighborhood activities*

The project supports this goal by using an existing, currently underutilized, space within the school to extend healthcare services for neighbors.

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

The project is located within an existing building served by city water and sewer, and connected to other utilities. No additional connections will be necessary and there will be no change to the site.

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 has no effect on exterior spaces or site, it is solely an interior remodel of an existing space.

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 of interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use:

The proposal should have no adverse impacts on the environment or the surrounding properties.

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 project is located within another non-residential use, and so should not have any impact on appearance or function of the area.

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

The clinic is small (approximately 855 sf) and is entirely located within the existing elementary school.

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

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

The project will have no impact on exterior appearance of the neighborhood as it is entirely within the existing building.

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

The proposed clinic will not create any additional noise, glare, odors or litter. Hours of operation will be 9am – 5pm, Monday-Friday

b. privacy and safety issues.

The project is located in an area of the school that is adjacent to an exterior door. The vestibule at this entry has been modified to separate this area (former classroom) from the school via a locked set of doors.

9. Public Services.

a. The proposed use is in conformance 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;

ii. access to arterials;

iii. connectivity;

iv. transit availability;

v. on-street parking impacts;

vi. access restrictions;

vii. neighborhood impacts;

viii. impacts on pedestrian, bicycle and transit circulation;

ix. safety for all modes; and

x. adequate transportation demand management strategies.

STA bus routes 26, 27, and 28, with stops along Nevada Street and Lincoln Road are less than half a mile from the project site. There should not be any impacts to pedestrian, bicycle and transit circulation as no changes will be made to the site of the existing building.

The existing school had 30 (now 29) classrooms. With 1 stall/classroom minimum and 2.5 stalls/classroom maximum, the lot is required to have 29 – 73 stalls, 3 of which must be ADA. Per SMC 17C.230.130, the clinic (community service) requires 1 stall/500sf minimum and 1 stall/200sf maximum, or 2-5 stalls, including 1 ADA stall.

Adding the two uses together, the lot needs to have 31-78 stalls, including 4 ADA stalls. The existing lot is 64 stalls plus 4 ADA stalls (68 total), and therefore has capacity for the new use.

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.

Please see Number 3 above. Additionally, the occupancy of the clinic (9) is less than the original classroom (43), so the demand on services should be less.