

DigiPen BUILDING B

LAND-2019-00545

Conditional Use Permit (Type III)

September 9, 2019

Permit Application Type and Process

- Conditional Use Permit
- Type III Permit Process RZC 21.76.050.G
 - Recommendation by Technical Committee
 - Decision by Hearing Examiner
 - Appeal to Superior Court



Project Description

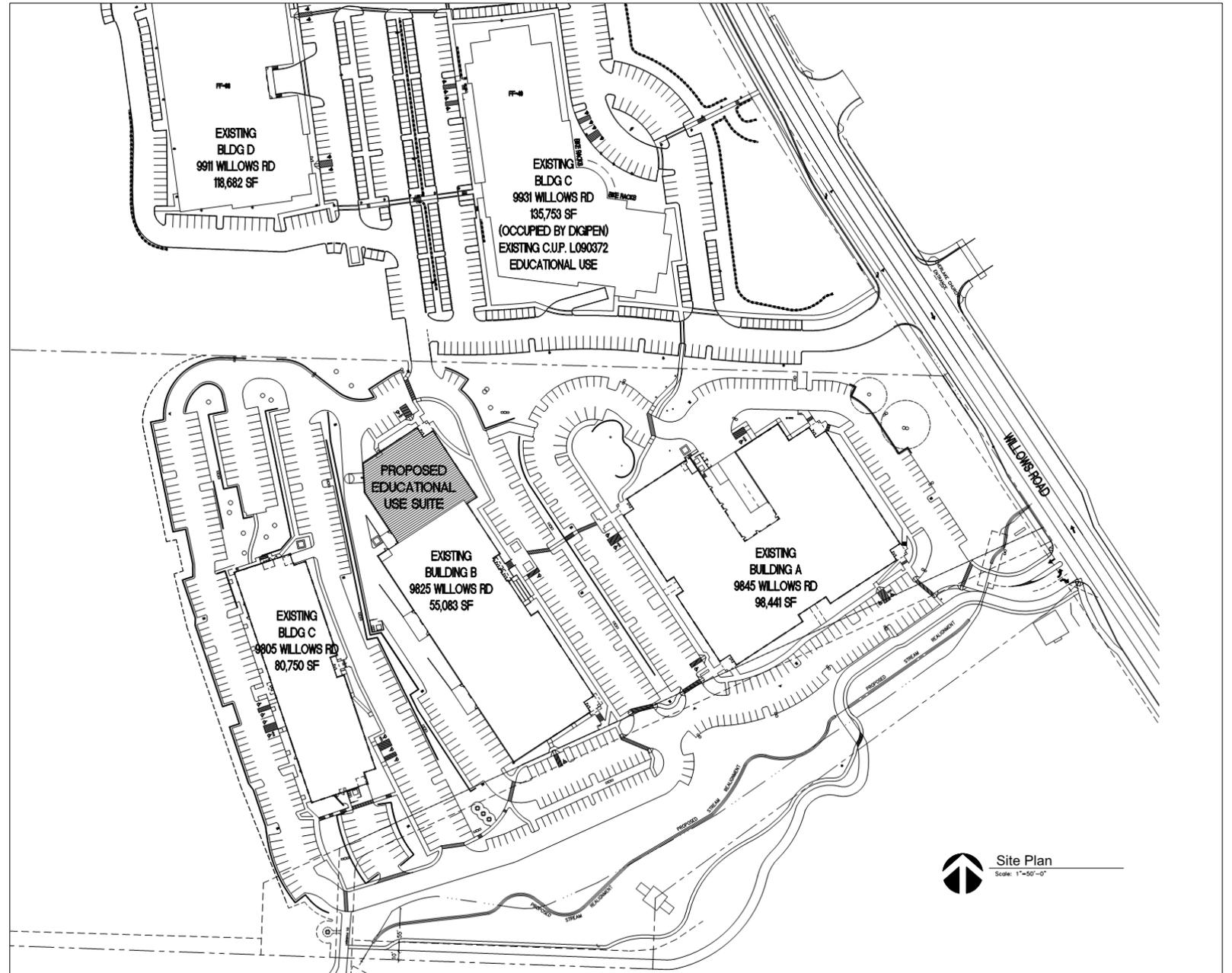
- Convert a 15,559 sf portion of an existing 55,083 sf building on a lot adjacent to DigiPen's main campus from an office/warehouse use to an educational use (university library and studios for project teams)
- No increase in student enrollment

Vicinity Map

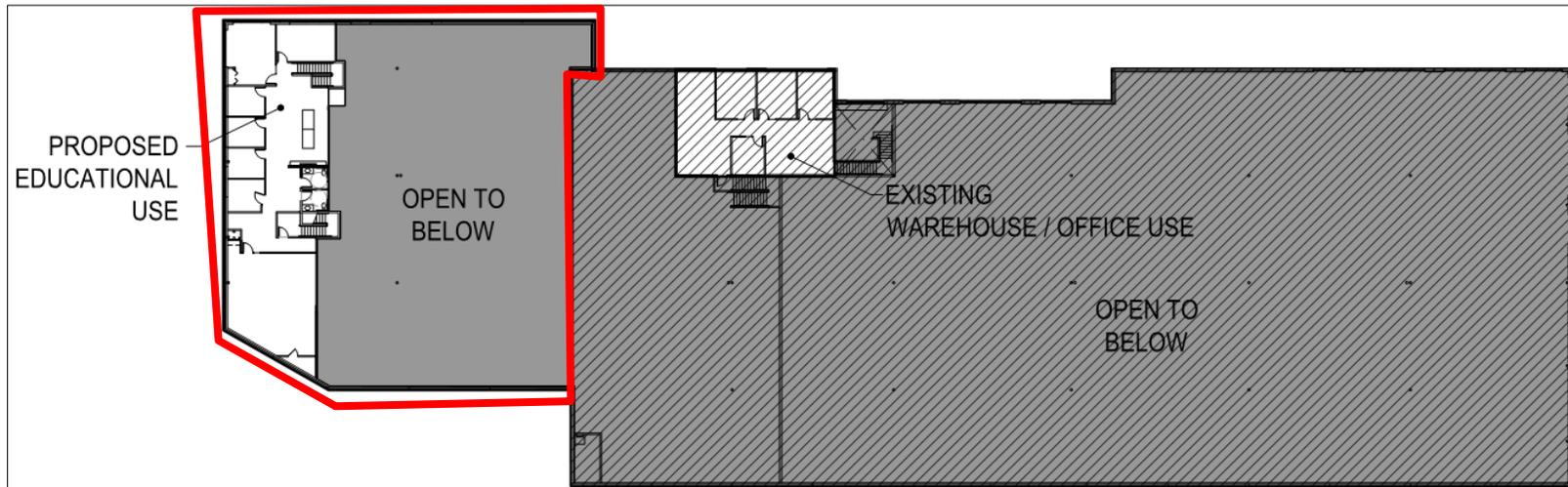
- BP Zone
- Willows Commerce Park
- Willows/Rose Hill Neighborhood
- Educational Uses are Conditional in BP Zone
- DigiPen has a CUP



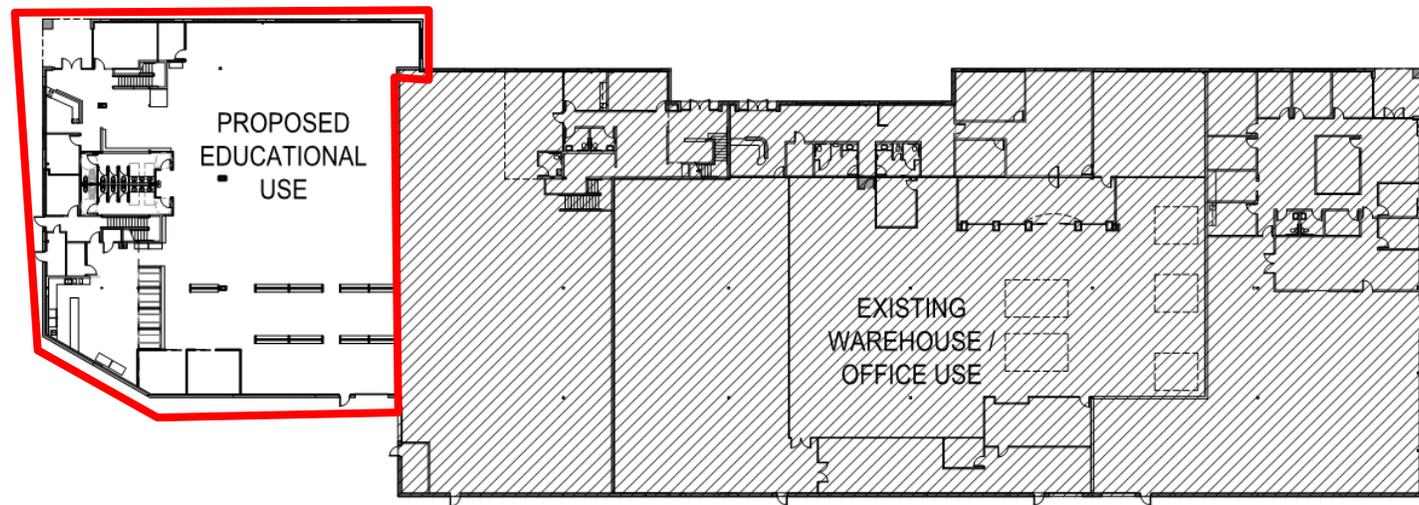
Site Plan



Floor Plan



MEZZANINE FLOOR PLAN
SCALE: 1/16"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

Exterior Images

- No Exterior Modifications Proposed



**DigiPen CUP Application
9825 Willows Road**

Exterior Images

- No Exterior Modifications Proposed



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**DigiPen CUP Application
9825 Willows Road**

Important Dates

- Application Date: 7/15/2019
- Notice of Application: 7/22/2019
- SEPA Exemption: 8/8/2019
- Neighborhood Meetings: N/A
- DRB Approval: N/A
- Technical Committee Recommendation: 8/16/2019
- Notice of Public Hearing: 8/19/2019
- Hearing Date : 9/9/2019



Criteria Applicable to all Land Use Permits

- Proposed land use actions within the city must comply with criteria listed in RZC 21.76.070.B.3.a.
- A proposed project's consistency with the City's development regulations shall be determined by consideration of:
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;
 - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.
- Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - A. The Comprehensive Plan, RZC 21.02, Preface, RZC Article I, Zone-Based Regulations, RZC Article II, Citywide Regulations, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, Review Procedures, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section.
 - E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Analysis of how Criteria is Met

- A proposed project's consistency with the City's development regulations shall be determined by consideration of:
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;
 - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.

Staff Response: The application is for an educational use in a Business Park zone, requiring a CUP. This proposal does not change the level or character of development. The existing building is served by existing infrastructure

Analysis of how Criteria is Met

- Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - A. The Comprehensive Plan, RZC 21.02, Preface, RZC Article I, Zone-Based Regulations, RZC Article II, Citywide Regulations, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
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 - E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: Staff has reviewed the application materials for consistency with the Comprehensive Plan and RZC. Building permit review will ensure compliance with RMC Title 15. The project was reviewed under SEPA and determined exempt per WAC 197-11-800(2)(f) and (6)(b). Type III review procedures have been followed. Staff has analyzed decision criteria and provided conditions to minimize adverse impacts.

Conditional Use Permit Criteria

Conditional Use Permit: RZC 21.76.070.K.4 Decision Criteria. The City may approve or approve with modifications the conditional use only if the applicant demonstrates that:

- a. The conditional use is consistent with the RZC and the Comprehensive Plan;
- b. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity;
- c. The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- d. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts;
- e. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- f. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

Analysis of how Decision Criteria is met

- The conditional use is consistent with the RZC and the Comprehensive Plan;
- RZC Compliance:
 - Internal conversion of a building permitted and built in 1994
 - No change in parking requirements from change of use
 - No change in building height or floor area
 - No change in landscaping proposed
 - Scope of work does not trigger nonconformity compliance per RZC 21.76.100.F
 - No deviations were requested or approved

Analysis of how Decision Criteria is met

- The conditional use is consistent with the RZC and the Comprehensive Plan;

FW-12 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

FW-13 Ensure that the land use pattern in Redmond meets the following objectives:

- Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows and Southeast Redmond;

CC-2 Recognize and encourage Redmond as a center for intellectual and technological innovation.

Analysis of how Decision Criteria is met

- The conditional use is consistent with the RZC and the Comprehensive Plan;

LU-61 Business Park Designation

Purpose.

Provide for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage and include a high level of amenities.

Allowed Uses.

Implement this designation through the Business Park zone. Permit uses, such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses, associated offices and similar uses,

EV-14 Support and collaborate with educational institutions, such as the Lake Washington School District, local community colleges, Bellevue College, the University of Washington and Lake Washington Institute of Technology, and other public and private institutions to:

- Maintain and enhance the quality of education at all grade levels;
- Encourage the location of higher education institutions within Redmond;
- Encourage the development of programs that meet the changing needs of employers and employees, as well as those seeking employment;

Analysis of how Decision Criteria is met

- The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity;

Staff Response: The conditional use is to reprogram an internal space with no alteration to an existing building's exterior. Any subsequent exterior alterations will be reviewed through the applicable permit and go through either administrative design review or Design Review Board approval to ensure compatibility with existing and indented character.

Analysis of how Decision Criteria is met

- The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

Staff Response: There is no change to the location, size, or height of the existing building. Structures, walls, fences, vegetation and other improvements on site have been previously approved through a site plan entitlement and subsequent administrative modifications. Student enrollment will not increase as a result of this expansion and therefore neighborhood circulation is not anticipated to change with the approval of the conditional use permit.

Analysis of how Decision Criteria is met

- The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts;

Staff Response: The educational facility should not impact any other use adjacent to the building. The use of the building will be similar to an office use with no manufacturing or hazardous substances within the building.

Analysis of how Decision Criteria is met

- The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

Staff Response: The education facility is proposed in an existing building within an existing business park. The proposed use would be consistent with existing uses in the business park and anticipated pedestrian and vehicular traffic will not be hazardous or conflict with existing or anticipated traffic in the neighborhood.

Analysis of how Decision Criteria is met

- The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

Staff Response: The conditional use is in an already developed building with a previously approved site plan entitlement and is served by adequate public facilities and services.

Public Comments

- No Public Comments Were Received

Recommendation

- Approve with Conditions