

Type 4 Site Plan Application Information

A. Project Description:

The proposed “Project” is the adaptive re-use of the Saint Edward Seminary building (the “Seminary”) located within Saint Edward State Park. The Project includes converting the Seminary into a lodge containing approximately 80-100 guest rooms, a restaurant, café, spa, exercise facilities, conference rooms, and other guest amenities. The Project also contemplates site improvements including parking improvements for Seminary guests and employees. Parking and circulation improvements are also proposed for Park users include resurfacing, reconfiguring, and expanding existing parking, and improving the pedestrian paths surrounding the Seminary.

B. Proposed Use:

The proposed use for the Seminary is “temporary lodging,” and associated accessory uses.

“Temporary lodging” use is defined in the Kenmore Municipal Code as “a hotel, motel, bed and breakfast guesthouse, or other facility providing temporary accommodations for travelers for compensation.” KMC 18.20.2968.

C. Current Zoning:

The project site is zoned “Parks.” “Temporary lodging” is not listed as a permitted use in the Parks zone, but it can be allowed through completion of the site plan review process. KMC 18.28.020.B; KMC 18.105.030.B. Accessory uses are allowed in the Parks zone as determined by the City Manager. KMC 18.28.030.

D. Response to Site Plan Code Criteria:

The Project meets the site plan approval criteria set out in Section 18.105.050 of Kenmore’s code. The criteria and how the Project satisfies each of them is set out below.

1. Conformity with adopted City and State rules and regulations in effect on the date the complete application was filed

The Project will meet all applicable adopted City and State rules and regulations. The applicable rules and regulations generally include, but are not limited to, the following categories of rules and regulations:

- Kenmore Zoning Code (KMC Title 18)

- State Environmental Policy Act (RCW 43.21C, KMC 19.35)
- Surface Water Control (KMC 13.35, 2009 King County Surface Water Design Manual)
- Water and Sewer (KMC Title 13, and KMC 18.45)
- Road Standards, Traffic, and Parking (KMC 12.50, KMC 18.40, and City of Kenmore 2016 Road Standards)
- Fire Protection and Emergency Access (KMC Title 15)

2. *Consideration of the recommendations or comments of interested parties and those agencies having pertinent expertise of jurisdiction, consistent with the requirements of this title*

The Project site is a portion of the St. Edward State Park, which is a Washington State Park within the jurisdiction of the Washington State Parks and Recreation Commission. The Project will only move forward with the support, recommendation, and authorization of the Commission.

The recommendations and comments of interested parties will be considered during the site plan review process.

3. *Compatibility with the character and appearance of existing or proposed development in the vicinity of the subject property*

The Project is compatible with the character and appearance of the existing and proposed development in the vicinity.

The Project is proposed to be located in the Seminary, a historic building listed on the Washington Heritage Register and the National Register of Historic Places. The Project's proposed temporary lodging use is generally consistent with the historic use of the Seminary for overnight lodging of catholic seminary students. The Project will maintain the historic character and appearance of the Seminary, while at the same time making necessary updates and alterations.

The Project site is located within the St. Edward State Park, a 316-acre public park. The Project will not locate any uses or intrude into the public open space, trails, or other park areas located outside the Project site.

Also located nearby the Seminary is the 51-acre Bastyr University campus, which is surrounded by the St. Edward State Park. The Project's use is expected to be compatible with and complement Bastyr's use. For instance, there may be opportunities for collaboration between Bastyr's nutrition and culinary arts program and the Project's restaurant. Although the Project will share an access road with Bastyr, it is not expected that any traffic generated

by the Project will impact Bastyr's operations. Traffic impacts of the Project will be studied in the environmental review process.

Last, the City of Kenmore is proposing potential improvements to, and expansion of, the existing ball fields at the Park. The Project is expected to be compatible with additional ball field use, as the uses will not share parking facilities and ball field use will be primarily limited to daylight hours.

4. *Conformity with the City's comprehensive plan*

The Project is consistent with and supported by the goals, objectives, and policies in the City of Kenmore's Comprehensive Plan, including the following:

Land Use Element:

- Policy LU-1.1.1: "Encourage development within Kenmore that creates and supports a healthy and diverse community. Kenmore should contain...employment opportunities...and protect the natural environment and significant cultural resources." The Project will further this policy by providing employment opportunities, preserving the historic Seminary building, and protecting the natural environment by repurposing an existing structure.
- Objective LU-1.4: "Create a climate that fosters business creation and retention that positively contributes to the City's quality of life." The Project will locate a new business in Kenmore and provide restaurant and social opportunities for residents. The Project will positively contribute to the quality of life in Kenmore.
- Policy LU-1.4.2: "Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhoods, community, and regional levels." The Parks zone provides a process to establish classified land uses not otherwise established as permitted in the Parks zone through site plan review. The Project and the site plan review process meet this policy by ensuring a wide range of appropriate uses may be considered.
- Objective LU-2.5 "Encourage development on properties with existing or planned public services and utilities." The Project will locate within the Seminary, which has existing service and utility connections that will be upgraded as necessary.
- Policy LU-2.5.1 "Encourage innovative, quality development and redevelopment through a variety of regulatory, incentive, and program strategies. Possible approaches include...special development standards for infill or redevelopment sites..." The Project meets this policy because it is a quality redevelopment of the

existing Seminary building, which has significant deferred maintenance needs.

- Objective LU-3.2 “Promote the preservation of significant historic and archaeological sites and structures.” The Project meets this objective because it will preserve and adaptively re-use the Nationally Registered Historic Seminary.
- Policy LU-3.2.2 “Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community character.” The Project meets this policy because the historic fabric of the Seminary will be retained to the extent possible. Further, the use of the Seminary will be enhanced because it will be open to the public for the first time in many years.
- Policy LU-12.1.3 “Encourage private reinvestment in residential and commercial areas by ...investigating mechanisms that support historic residential and commercial sites or neighborhoods.” The Project is an example of private reinvestment in a historic site, consistent with this policy.

Community Design Sub-Element:

- Objective LU-7.2 “Maintain and enhance the public’s physical access to the Lake Washington...waterfront.” The Project will not interrupt access to the Lake Washington waterfront at the Park. Access will be enhanced by additional visitors to the Park who are guests of the Project.
- Policy LU-8.2.1 & LU-8.2.3 “Continue to require tree retention plans for development and redevelopment proposals in Kenmore.” and “Require development to retain substantial trees and include substantial landscape materials to achieve noticeable biomass.” The Project is consistent with these policies because it retains trees and provides landscaping where possible.
- Objective LU-10.5 “Encourage sustainable design and development.” The Project represents sustainable development consistent with this policy, because it proposes the adaptive re-use of an existing structure with a large amount of embodied energy, reducing wastes to landfill.
- Policy CD-12.3.3 “Ensure that large-scale developments protect environmentally sensitive areas and develop design solutions that recognize natural features and cultural resources (historic or archaeological) as site and community amenities.” The Project will comply with Kenmore’s critical areas ordinance and is carefully designed to preserve environmentally sensitive areas, consistent with this policy.

Natural Environment Sub-Element

- Policy LU-13.3.2 “Require appropriate illumination levels and light shields, and direction for lighting standards along streets, and in public open spaces and parks.” The Project proposes careful lighting design that is appropriate for its location within the Park, consistent with this policy.

Economic Development Sub-Element:

- Policy LU-25.2 “Create a climate that fosters business creation and retention, positively contributing to the City’s quality of life.” The construction phase of this project will employ more local labor than a typical new building since historic rehabilitation projects are much more labor intensive, thereby increasing local employment. The Project also represents a new business that will be located in Kenmore, consistent with this policy.