June 10, 2016

City of Sumner
1104 Maple Street
Sumner, WA 98390

Project: Maple Lawn Elementary School Parking Improvements, AHBL No. 2160179.10
Subject: Application for Conditional Use Permit (City Pre-Application No PRE-2016-0016)

Dear Staff:

Please find enclosed our application plans and documents for a Conditional Use Permit (CUP) for Maple Lawn Elementary School. This letter will provide you with a project description and a response to the CUP Approval Criteria in Sumner Municipal Code (SMC) 18.48.050. A separate letter has been provided addressing pre-application comments dated April 14, 2016.

Project Description

Maple Lawn Elementary School is located at 230 Wood Avenue in Sumner Washington on Tax Parcel No. 042024131, and encompasses approximately 7.57 acres. The Sumner School District (District) proposes to add an additional parking area to significantly increase available parking at Maple Lawn Elementary School by adding an additional 73 parking stalls, inclusive of two ADA parking stalls, in an area that is an existing ballfield. The new parking area will be located directly south of an existing parking area on Wood Avenue and will be served by a common driveway on Wood Avenue. The existing baseball diamond will be relocated onsite directly west of the new parking area. Water quality treatment of the pollutant-generating paved areas will occur via bioretention facilities, and treated stormwater will be infiltrated onsite.

The proposal will include enhanced street landscaping, exceeding City of Sumner landscaping requirements, including planting of shrubs and red maple trees, together with water quality treatment in the nature of bioretention facilities (also known as rain gardens), which will be planted with native iris, sedges, and rushes. The Douglas fir located in the ballfield area will be retained and the ballfield area will be aerated, top dressed with soil amendments, and overseeded to refresh this area.

The property is zoned Low-Density Residential (LDR-12) and the current Comprehensive Plan Land Use Designation is Public/Private Utilities and Facilities. The school has a current enrollment of 604 students, served by 65 staff. This proposal is *not* proposing an increase in school capacity. The existing Maple Lawn Elementary School has operated at the site since the early 1950s. The proposed onsite parking area will allow current on-street parking to be alleviated and landscaping will provide compatibility with the neighborhood.

The District is acting as State Environmental Policy Act (SEPA) Lead Agency on this proposal and has previously provided the City with a copy of the SEPA checklist.

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Civil Engineers
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Landscape Architects
Community Planners
Land Surveyors
Neighbors

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Rev#1 1/1 DLN 2016 0059

CUP Approval Criteria SMC 18.48.050

Below is an explanation as to how the project meets the CUP Approval Criteria.

A. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated.

Response: The new parking lot will not be materially detrimental to the public, property, or improvements in the vicinity. The construction of an additional parking lot will be beneficial to the surrounding area, as it will more than double the off-street parking for Maple Lawn Elementary School. Off-street parking will increase from 45 stalls to 118 stalls, inclusive of ADA parking stalls. The availability of additional parking on the school property will improve circulation on the adjacent streets during drop-off times at the start of the school day and pick-up times and at the end of the school day. All stormwater will be infiltrated onsite and the area will be attractively landscaped.

B. The proposed use shall meet or exceed the performance standards that are required in the district it will occupy.

Response: The proposal will include enhanced street landscaping, exceeding City of Sumner landscaping requirements, including planting of shrubs and red maple trees, together with water quality treatment in the nature of bioretention facilities (rain gardens), which will be planted with native iris, sedges, and rushes. The proposed design of the rain gardens results in storage capacity that exceeds 100 percent infiltration of stormwater.

C. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design.

Response: The new parking lot will improve compatibility with the surrounding residential land uses. The construction of an additional parking lot will be beneficial to the surrounding area, as it will more than double the off-street parking for Maple Lawn Elementary School. Off-street parking will increase from 45 stalls to 118 stalls, inclusive of ADA parking stalls. The availability of additional parking on the school property will improve circulation on the adjacent streets during drop-off times at the start of the school day and pick-up times at the end of the school day. This will improve traffic and pedestrian circulation by providing significantly more parking at Maple Lawn Elementary School, thereby removing on-street parking. No building improvements are proposed. The parking lot design exceeds City code requirements for landscaping.

D. The proposed use shall be in keeping with the goals and policies of the Sumner Comprehensive Plan.

Response: The site is designated Public-Private Utilities and Facilities. The purpose of this designation is to identify lands utilized to provide public and private utilities, facilities, and services. Allowable uses include parks, schools, medical facilities, non-profit service uses/organizations, public and private utilities, and government buildings, as well as manufacturing and industrial uses in specific locations.

The construction of the new parking lot is consistent with the following goals, policies, and objectives of the City of Sumner Comprehensive Plan:

Values – Education

Our public school system is at the center of our community. It is a source of pride and provides identity for our City, education to our young people, resources for our citizens, and a future for all. We strive for our own broad educational system open to everyone.

Land Use Sub-Element Goals, Policies and Objectives

Policy 1.3 Through the Land Use Plan and Community Character Element, strive to balance residential, commercial, industrial and public land uses.

Policy 1.7 Ensure new development is consistent with the policies of this Plan through implementation of regulations, programs, and project specific review.

Community Character Element

Policy 1.1 Encourage development which enhances the human, pedestrian scale, creating a sense of community and place.

Policy 1.2 Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.

Policy 1.5 Encourage in the community a continuous commitment to maintaining Sumner's character and quality foo place, including land conservation and stewardship, wise management of streetscapes and public viewsheds, property maintenance, and historic preservation.

Policy 2.7 In conjunction with the Sumner School District, and the Dieringer School District, encourage the location of schools within walking distance of a majority of the population they are intending to serve.

Policy 5.1 In reviewing plans and development proposals, consider both long and short term environmental impacts and encourage design which complements the area's natural and cultural features. Natural and significant cultural features should be integrated into the design of the community.

Environment Element

Policy 1.1.7 Require trees and other vegetated barriers between busy roadways and schools, residential areas and other places with a high concentration of vulnerable children and adults.

Policy 1.4.9 Work with residential and commercial developers to incorporate low impact development that preserves a site's natural hydrologic functions and practices that protect native vegetation and soils, facilitate reuse of resources, such as reclaimed water, and reduce impervious surface.

Transportation Element

Policy 3.9 Limit and provide access to the street network in a manner consistent with the function and purpose of each roadway.

The City will seek to consolidate and minimize the addition of new access points to State highways, arterials, and collectors, as appropriate. This will help preserve capacity and improve safety of the highway and arterial system, reduce interference with traffic flows on arterials, and discourage through traffic on local streets.

To achieve this level of access control, the City:

- *Supports that State's controlled access policy on all State highway facilities;*
- *May acquire access rights along some arterials and collectors;*
- *Encourages and may require landowners to work together to prepare comprehensive access plans that emphasize internal circulation and discourage multiple access points to major roadways;*
- *Encourages consolidation of access in developing commercial and high-density residential areas through shared use of driveways, local access streets, and cross-access corridors; and*
- *Requires defined access and circulation systems as part of subarea land use plans.*

Capital Facilities and Public Services Element

Goal 1. Provide effective, efficient and quality capital facilities and pubic services at the level necessary to support a growing community.

Policy 1.10 Support the Sumner and Dieringer School Districts in providing the best education for all students in the Districts.

1.10.1 Coordinate and communicate with the appropriate school districts on issues of mutual interest, including school facility location, impacts of new development, impacts of school facilities and activities on the community, parks and recreation programs, population and growth projections, and school involvement in the community.

Policy 1.11 Ensure new public facilities and services to support new development are provided concurrent with the development.

E. All measures have been taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located. (Ord. 1694 § 1, 1995)

Response: Any adverse impacts with the Proposal have been minimized and mitigated through appropriate measures. The new parking lot will be accessed using the existing parking lot driveway. The area will be aesthetically enhanced through landscaping, including landscaping of the stormwater bioretention areas (rain gardens). Full cut-off LED lighting fixtures will be used to minimize light spill or glare to adjacent property. Stormwater will be designed to meet the requirements of the Department of Ecology 2005 *Stormwater Management Manual for Western Washington (SMMWW)* and infiltrated onsite. Off-street parking will increase from 45 stalls to 118 stalls, inclusive of ADA parking

stalls, and will be beneficial to the community. The availability of additional parking on the school property will improve circulation on the adjacent streets during drop-off times at the start of the school day and pick-up times and at the end of the school day. There is no increased school capacity associated with the proposal, and therefore there is no increase in vehicular trips.

We look forward to working with City staff throughout the review and approval of this project. If you have any questions, please feel free to contact me at (253) 383-2422.

Sincerely,

Nicholas A. Rheaume, PE
Senior Engineer

NAR/lsk

c: Lisa Klein, AHBL

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