



Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

PROJECT NAME: Studio 1 Dance

FILE NUMBER: CUP12002 / SEP12035

PROJECT DESCRIPTION: A conditional use permit to allow a dance instruction school in the industrial zone. The proposed studio will construct 1321 SF of office area and 5401 SF of classroom space for dance classes. The building is pre-existing so site improvements are not required. SEPA is necessary due to the Conditional Use Permit requirements.

DATE OF REPORT: February 20, 2013

DATE OF HEARING: February 27, 2013

APPLICANT/CONTACT: Beth Ith / 8513 12th Place SE, Lake Stevens WA 98258 - 425-374-8941 – Bethith@msn.com

PROPERTY OWNER: WA Riverfront 2 LLC WA RIVE – 90 NW Dogwood St. STE 102 Issaquah, WA 980727

LOCATION OF PROPOSAL: 16110 Woodinville-Redmond Road Woodinville, WA

ASSESSOR'S PARCEL NUMBER(S): 1526059005

CURRENT USE: Multi Tenant Warehouse/Manufacturing

PARCEL SIZE: 9.06 Acres

CURRENT ZONING: Industrial

COMPREHENSIVE PLAN DESIGNATION: Industrial

SHORELINE DESIGNATION: Urban Conservancy

FIRE SERVICE: Woodinville Fire District

WATER SERVICE: Woodinville Water & Sewer District

SEWER SERVICE: Woodinville Water & Sewer District

SCHOOL DISTRICT: Northshore School District

STAFF RECOMMENDATION: **STAFF RECOMMENDS THAT THE HEARING EXAMINER APPROVE WITH CONDITIONS THE PROPOSED CONDITIONAL USE PERMIT.**



Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

STAFF CONTACT:

Debra Crawford, Project Planner 425-877-2285

debrac@ci.woodinville.wa.us

PROJECT DESCRIPTION:

Location:

16110 Woodinville – Redmond Road

Legal: Legally described as POR OF NW 1/4 OF NW 1/4 LY WLY & SLY OF SAMMAMISH RIVER DRAINAGE DITCH & NLY & ELY OF NP RW & LY NLY OF S LN OF N 300 FT OF S 900 FT OF SD SUBD & LY SLY OF LN DAF - BEG AT NW COR OF SD SUBD TH S 02-01-30 W ALG W LN OF SD SUBD 133.66 FT TAP ON NELY RW MGN OF SD N P RW TH S 52-27-09 E ALG SD MGN 356.36 FT TH S 51-12-59 W ALG SD MGN 93.07 FT TAP ON N LN OF N 300 FT OF S 900 FT OF SD SUBD TH CONTG S 51-12-59 E ALG SD MGN 77.96 FT TO BEG OF CRV TO RGT FR WCH CENTER BEARS S 38-47-01 W 1436.49 FT DIST TH SELY ALG SD CRV & MGN THRU C/A OF 02-19-28 AN ARC DIST OF 58.28 FT TO TPOB OF SD LN TH N 56-16-00 E 463.31 FT TAP ON SLY MGN OF SD SAMMAMISH RIVER D D & TERM OF SD LN-AKA LOT A OF KC LLA #8883019 APPROVED 5-3-88 TGW POR OF N 300 FT OF S 600 FT OF N 1/2 OF SD NW 1/4 LY BTWN SAMMAMISH RIVER & MAIN LN OF NP RW, Woodinville, WA

Site/Area Description:

The site is used for industrial/warehouse purposes. There are four buildings on site. In general, the site is flat with landscaping on the perimeter and parking areas. It is located adjacent to the Sammamish River where there are critical area buffers of 150 feet and shoreline designation areas of 200 feet (the building where the dance studio is proposed is preexisting and lies in the urban conservancy shoreline designation). The shoreline buffer is degraded with non-native plants.

Utilities:

Available utilities include:

Water: Woodinville Water District

Sewer: Woodinville Water District

Electricity: Puget Sound Energy

Natural Gas: Puget Sound Energy

Access/Street Improvements:

This property is accessed from Woodinville-Redmond Road NE. No improvements are proposed as part of this project.

Surrounding Land Uses/Zoning:

North: Industrial Uses / Industrial Zone

South: Industrial Uses / Industrial Zone

West: Industrial Uses / Industrial Zone

East: RA -10, Rural Area one DU per 10 Acres



Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

BACKGROUND:

The business park was constructed in 1990 under King County Codes, prior to incorporation of the City of Woodinville in 1993. The development includes four (4) buildings on one parcel. The property is owned by WA Riverfront 2 LLC & WA RIVE.

On December 10, 2012, Beth Ith, of Studio 1 Dance, submitted a Conditional Use Permit and SEPA application to operate a dance studio at Riverfront Business Park - 16110 Building, Suites 2 & 3. A complete letter of application was sent on January 7, 2013. A Notice of Application was issued on January 14, 2013. A Determination of Nonsignificance was issued Monday, February 11, 2013 and a Notice of Public Hearing was issued on Monday, February 11, 2013.

This project requires a conditional use permit and will require a building permit once the conditional use permit is issued for minor tenant improvements. These permits will be reviewed under the Woodinville Municipal Code (WMC) regulations and standards, The Woodinville Comprehensive Plan, International Building Code and any applicable State and Federal regulations.

COMPREHENSIVE PLAN:

The Dance Studio proposal, with conditions, complies with the following applicable Comprehensive Plan Goals and Policies. The following goals are stated with the appropriate policies that apply to this development.

Parks & Recreation

Goal PRO-2: To ensure adequate and enriching recreational activities for the citizens of Woodinville

Staff Comment:

Dance is one way to address the recreational needs of the citizens of Woodinville. It enhances children's growth, friendship and career building skills. In addition, there are like activities in the industrial area such as workout gyms. Large spaces are normally required for these kinds of uses. Industrial buildings are conducive to the spatial needs of this type of recreation.

Land Use

Goal LU-10: To provide an active and diverse industrial area that promotes economic growth

Staff Comment: The site is designed to provide industrial, manufacturing and warehousing space. The proposed use is a conditional use, as a dance studio is a different type of use than industrial or warehousing. Providing different permitted uses by a conditional use permit in the industrial zone promotes diversity of uses as well as economic growth in a downturned economy.

LU-11.2 Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

Staff Comment: The industrial complex where this conditional use is proposed contains a majority of heavy commercial businesses. The proposed use of a dance studio will not overtake this complex and the complex will remain as having primarily heavy commercial uses. The use of a dance studio will be a minority use in this district and will not encroach on the other industrial, manufacturing and warehousing uses in the vicinity.



SHORELINE MASTER PROGRAM:

The underlying property that this project is located on is within the Shoreline Master Program Management Area. However, the tenant improvements proposed here do not meet the definition of development in RCW 90.58.030(3)(a): "Development" means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulk-heading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level." This project is exempt from the Shoreline Master Program.

ZONING CODE:

In accordance with the consistency test outlined in the Growth Management Act (RCW 36.70B.040), prior to making a decision or recommendation on an application, the City must consider whether a project meets the adopted development regulations and/or Comprehensive Plan policies. The subject property is located in the Industrial Zone and the following standards apply:

Regulation	Requirement	Submitted
Land Use:	<p>WMC 21.08.050 requires a conditional use permit for specialized instruction school (Dance Studio). Development Conditions include:</p> <ol style="list-style-type: none"> 1. Pedestrian walkways shall be clearly marked. 2. The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in Chapter 15.04 WMC, Building Codes) shall not be located in any spaces adjacent to the dance instruction facility; or the facility shall be located in a single occupancy building. 3. Retail sales shall be limited to dance related items, and the total retail sales area shall not exceed 500 square feet. 4. On-site food preparation is prohibited. 5. A safe pedestrian pick-up/drop-off area that does not interfere with local traffic shall be provided. 	A CUP is the subject of this hearing.



Development Services Department
 425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
 Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

<p>Parking</p>	<p>The general services and office parking ratio is 1 space per 300 square feet.</p> <p>Specialized instruction schools: 1 per classroom, plus 1 per two students</p>	<ul style="list-style-type: none"> • The building is 33,691 square feet (SF). • Studio 1 Dance total tenant space is 6722 square feet. • There is 1321 SF of office space: Staff applied the general services/office rate of 1 space per 300 SF of office 1321/300, requiring 4 parking spaces for the office use. • There are 3 class rooms with an average of 10 students per class room: This would include 13 spaces for student parking. • A total of 17 parking spaces required for the dance studio. • The entire building complex requires 47 spaces. • The building has a total of 60 parking spaces.
<p>Traffic Impacts</p>		<p>The public works Department has determined that traffic impact fees will not be required.</p>

Conditional Use Permit Requirements (WMC 21.44.050). A conditional use permit shall be granted by the City, only if the applicant demonstrates that:

Requirement	Staff Comment
<p>(1) The conditional use is designed in a manner, which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property.</p>	<ul style="list-style-type: none"> • Parking is close to the building entrance, reducing potential pedestrian conflicts with other industrial users. • No exterior modifications, additions or other alterations are proposed that would provide a conflict with other uses. • The hours of operation for this use are inherently off-peak from other surrounding users (late afternoon & evening).
<p>(2) 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.</p>	<ul style="list-style-type: none"> • No modifications are proposed. The building will continue to appear as an industrial/warehouse space. • There will be no impact to neighboring uses, either on-site, or properties to the north, south, east or west. • This project is not expected to interfere with the future use of neighboring properties.
<p>(3) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property.</p>	<ul style="list-style-type: none"> • Dance studios, and other similar uses, require the type of space usually found in industrial parks: large floor plans. • Parking for the space will be located adjacent to the



Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

	<p>building where the dance studio is located, which is the closest possible spot for its parking.</p>
<p>(4) Requested modifications to standards are limited to those, which will mitigate impacts in a manner equal to or greater than the standards of this title.</p>	<ul style="list-style-type: none"> No modification from the standards are proposed or recommended for this project.
<p>(5) The conditional use is not in conflict with the health and safety of the community.</p>	<ul style="list-style-type: none"> The applicant is asking for the minimum necessary to operate a dance studio in this space. With application of the development conditions in WMC 21.08 and as recommended by staff, potential impacts to the general health, welfare and safety are minimized.
<p>(6) 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.</p>	<ul style="list-style-type: none"> The Public Works Director determined that the increase in PM Peak Hour trips for this site did not require a traffic analysis to evaluate potential level of service issues on the public street system. The Planning Director determined that the parking proposed on-site was sufficient under the City's code, and did not require a parking analysis. The hours of operation for the sports club, primarily in the late afternoon, evenings and weekends, are off-peak from the other industrial users, which operate during the day.
<p>(7) 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 can be established to mitigate adverse impacts on such facilities.</p>	<ul style="list-style-type: none"> No agency comments were submitted regarding increased public services or facility needs for this project. No additional water or sewer services over what is already in place is expected to accommodate the dance use.

AGENCY REVIEW:

Environmental Review: As the lead agency the City of Woodinville issued a Determination of Non Significance under Washington Administrative Code 197-11-340(2) on February 11, 2013. No appeals were filed and the Determination stands as issued.

Notice: Notice of this application was provided in accordance with the provisions of WMC Title 17. This project was circulated for review and comment on January 14, 2013, by publishing the Notice of Application in the newspaper of record; mailing a copy of the Notice to property owners within 500 feet of the project and interested agencies; and posting the Notice at the site and at the official locations for City Notices.

A Notice of Public Hearing was advertised in the same manner as the Notice of Application on February 11, 2013.



Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Agency Comments:

Agencies with no comments:

- Woodinville Water District
- Woodinville Police Department
- Woodinville Public Works Department
- Woodinville Fire and Rescue

Agencies with comments:

- Woodinville Building Department

Public Comment:

No written public comment letters, emails, etc. were received in regard to this project.

DETERMINATION OF CONSISTENCY:

Revised Code of Washington 36.70B.040 – Determination of Consistency and WMC 17.13.100 requires that a proposed project shall be reviewed for consistency with a local government's development regulations during project review by consideration of:

1. Type of land use;
2. Level of development, such as units per acre or other measures of density;
3. Infrastructure, including public facilities and services needed to serve the development; and
4. The characteristics of the development, such as development standards.

Based on the above analysis, and with the proposed conditions listed below, staff finds that Studio 1 Dance has met the requirements of the City of Woodinville Infrastructure Standards, 2009 Amended Comprehensive Plan, and Woodinville Municipal Code. The Conditional Use Permit has, also, made appropriate provisions for the public health, safety, and general welfare by:

1. Creating a safe pedestrian pick-up/drop-off area that does not interfere with local traffic shall be provided.
2. Updating the site and internal access for ADA requirements

STAFF RECOMMENDATION:

The proposed project was found to be consistent with and meet the intent of the Woodinville Comprehensive Plan and applicable development regulations; therefore, staff recommends **APPROVAL** of the Studio 1 Dance CUP12002, subject to the following conditions:

1. This conditional use permit allows for the operation of a dance studio in an existing tenant space that is approximately 6722 square feet. Any expansion of this use into additional tenant spaces will require a major modification of the conditional use permit.
2. All interior work shall require a building permit. No occupancy or use shall be permitted until a final inspection and certificate of occupancy has been issued by the City of Woodinville.
3. Pedestrian walkways shall be clearly marked.



Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

4. The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in Chapter 15.04 WMC, Building Codes) shall not be located in any spaces adjacent to the dance instruction facility; or the facility shall be located in a single occupancy building.
5. Retail sales shall be limited to dance related items, and the total retail sales area shall not exceed 500 square feet.
6. On-site food preparation is prohibited.
7. A safe pedestrian pick-up/drop-off area that does not interfere with local traffic shall be provided.
8. All conditions of approval are required to be met at all times in order for the conditional use permit to be valid. Any change in operations that violates any condition of approval requires a major modification of the conditional use permit, to be submitted by the applicant.
9. All fire code required exits shall be maintained at all times.
10. Class sizes are limited by the occupancy that is listed on the currently posted certificate of occupancy for Suite 2 and 3.

EXHIBIT LIST:

- | | |
|-----------|---|
| Exhibit 1 | Staff Report |
| Exhibit 2 | Application forms received December 10, 2012 |
| Exhibit 3 | Project Narrative received December 27, 2012 prepared by Beth Ith and Building/Parking Plan received December 27, 2012 prepared by Jones Tsukamaki Inc. |
| Exhibit 4 | Letter of Complete Application issued January 7, 2013 |
| Exhibit 5 | Published and Posted Notice of Application dated January 14, 2013 & Affidavit of Publication |
| Exhibit 6 | SEPA Determination of Nonsignificance issued February 11, 2013 and SEPA Checklist |
| Exhibit 7 | Agency Comments Received |
| Exhibit 8 | Notice of Public Hearing issued February 11, 2013 |



LAND USE PERMIT APPLICATION
City of Woodinville

EXHIBIT 2
PAGE 1 OF 1

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 6:00pm • Friday 7:30am – 4:00pm

Project # CUP12002
SEPA # SEPI2035
Misc # _____

PROJECT NAME: <u>Dance Studio / Studio 1 dance</u>	PARCEL NUMBER: <u>1526059005</u>		
PROJECT ADDRESS: <u>Riverfront Business Park - 16130 Building, Woodinville Redmond Rd. 98072</u>			
LEGAL DESCRIPTION:			
APPLICANT NAME: <u>Beth Ith / Studio 1</u>	OWNER NAME: <u>Riverfront LLC et al</u>		
APPLICANT ADDRESS: <u>8513 12th PL SE Lake Stevens, WA 98258</u>	OWNER ADDRESS: <u>90 NW Dogwood St Ste 102 Issaquah WA 98027</u>		
APPLICANT PHONE: <u>425-374-8941</u>	OWNER PHONE: <u>425-274-8558</u>		
APPLICANT EMAIL ADDRESS: <u>Bethith@msn.com</u>	OWNER EMAIL ADDRESS: <u>jim@westernamerica.com</u>		
KEY CONTACT NAME: <u>Beth Ith</u>	KEY CONTACT PHONE: <u>same</u>		
KEY CONTACT ADDRESS: <u>8513 12th PL SE, Lake Stevens 98258</u>	KEY CONTACT EMAIL ADDRESS: <u>same</u>		
PROJECT TYPE: <input type="checkbox"/> Check if consolidated review should be used			
Type I <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Critical Area Determination <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Home Industry Permit <input type="checkbox"/> Master Signage Plan <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Portable Sign Variance <input type="checkbox"/> Temporary Use Permit	Type II <input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval <input checked="" type="checkbox"/> Permits with SEPA <input type="checkbox"/> Interpretation <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Personal Wireless Service Facility <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Shoreline Development	Type III <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision Modification <input type="checkbox"/> Shoreline CUP <input type="checkbox"/> Shoreline VAR <input type="checkbox"/> Site Specific Zoning Map Amendment <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Variance Type IV <input type="checkbox"/> Final Subdivision	Type V <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development Regulation Amendment <input type="checkbox"/> Subdivision Vacation <input type="checkbox"/> Zoning Code Amendment
GENERAL PROJECT DESCRIPTION: <u>Dance education in tap, jazz, and other forms of dance. The dance studio will provide a classroom environment that is instructor led. The studio will have multiple rooms with dance floors</u>			
Zoning: _____	Comp Plan Designation: _____		
Existing Use: _____	Proposed Use: _____		

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge. I further agree to hold harmless the City of Woodinville as to any claim (including costs, expenses, and attorneys' fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Woodinville, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as a part of this application.

[Signature]
OWNER / OWNER'S AGENT - Must sign in ink

11/29/2012
DATE

RECEIVED

DEC 10 2012

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Studio 1 Dance Project Narrative

Project Title: Dance Studio – Studio 1

Applicant Information

- Name: Studio 1 Dance
- Address: 8513 12th Pl SE
- Contact: Beth Ith
- Phone: 425-374-8941
- Email: bethith@msn.com

History:

Studio 1 dance has been in business for over 20 years in the city of Woodinville. The studio currently provides dance of all forms including, but not limiting to; tap, jazz, ballet, contemporary, and hip-hop. The studio, through its teachers, has provided years of dance education to the children of Woodinville from ages 3-adult. The dance education has proven to provide the children growth, friendship, and career building skills that will last a lifetime.

The studio participates in the Woodinville city parades and is active in supporting after school activities and contributing donations to many students. The studio is looking to stay in Woodinville, but looking to expand in order to complete in the business and lower the cost of operations.

Why dance is important to the community:

The studio is an advocate for creative thinking skills, which are developed through dance. The students also learn the value of discipline, commitment and work ethic. Self-confidence develops as young people overcome challenges to master new goals, learning to apply themselves and accomplish any task put before them.

Dance teaches children about music, rhythm and beat. Students also have a better understanding of spatial relationships and learn to think with both sides of their brain. All these skills enhance a child's academic performance, as well as their physical well-being.

Dance keeps you fit! Dance teaches the importance of movement and fitness in a variety of ways through a variety of disciplines. Dancers learn to coordinate muscles to move through proper positions. Dancing is a great activity to pursue at almost any age provided you are in proper health to handle the rigors of dancing for life.

RECEIVED

DEC 27 2012

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Section 1. Project Summary

Studio 1 is actively seeking to re-locate the business to the Riverfront Business Park. With high rental expenses and cost of operation, a move is needed to expand dance rooms, lower costs, and to remain competitive in Woodinville and neighboring cities.

- *The move will help Studio 1 expand on the size of the dance rooms.*
- *The re-location will benefit the studio by reducing costs due to current high rental prices.*
- *The larger space will allow the studio to provide more rooms, in which will allow students to do homework before, after, and during dance education.*
- *The studio also hopes to expand the retail business portion, as the new building will allow larger retail space.*
- *Studio 1 will be doing the building modifications, adding 3 dance rooms, to the existing space, acting, as its own contractor, in which Studio 1 will sub-contract as needed to meet building codes.*
- *Studio 1 hopes business will grow due to the new environment provided for the dancers and hopes to expand staff to accommodate for the growth.*
- *The studios current location is also near a local Woodinville bar and pub, which may deter customers from the dance studio.*
- *The timeline for the project is to be fully completed by June 1, 2013 for its grand opening.*

Section 2. Environmental Results

There's no current environmental implications expected from this project as the building already exists, and NO major building changes are planned.

Section 3. Staff Expertise and Qualifications

The studio 1 staff includes teachers from around the area, in who are contracted to perform dance education. Teachers will have a background in dance education and participate in numerous dance education programs including Dance Educators of America and Dance Masters Association.

Section 4. Budget

Since this is a family owned studio, all funding's will come from Studio 1 Dance, and its owners.

Section 5. Building Plans

The current building plan is take possession with minor changes from the landlord. The landlord will move a sink/counter from the upper mezzanine to the lower level. The upper mezzanine will provide one dance room, where Marley floors will be placed. The bottom warehouse space will serve for two additional dance rooms in which Marley floors will be in one, and hardwood floors in the other.

Studio 1 reserves the right to act as it's on contractor to make the internal building modifications with pre-approval from the landlord. Studio 1, will subcontract work as needed to ensure building remains in code with the city of the Woodinville.

Outdoor lighting will be provided at the entrance of the building for children drop-off/pick-up as well as 2 parking stalls reserved for drop off only.

Riverfront Business Park > 16130 Building Floor Plans

Suites 2 & 3

(Available now)

> 6,722 SF Total

- 4,080 SF Warehouse / 1,321 SF Grade-level Office / 1,321 SF Mezz Office
- 2 Grade level roll-up doors
- Conditioned warehouse

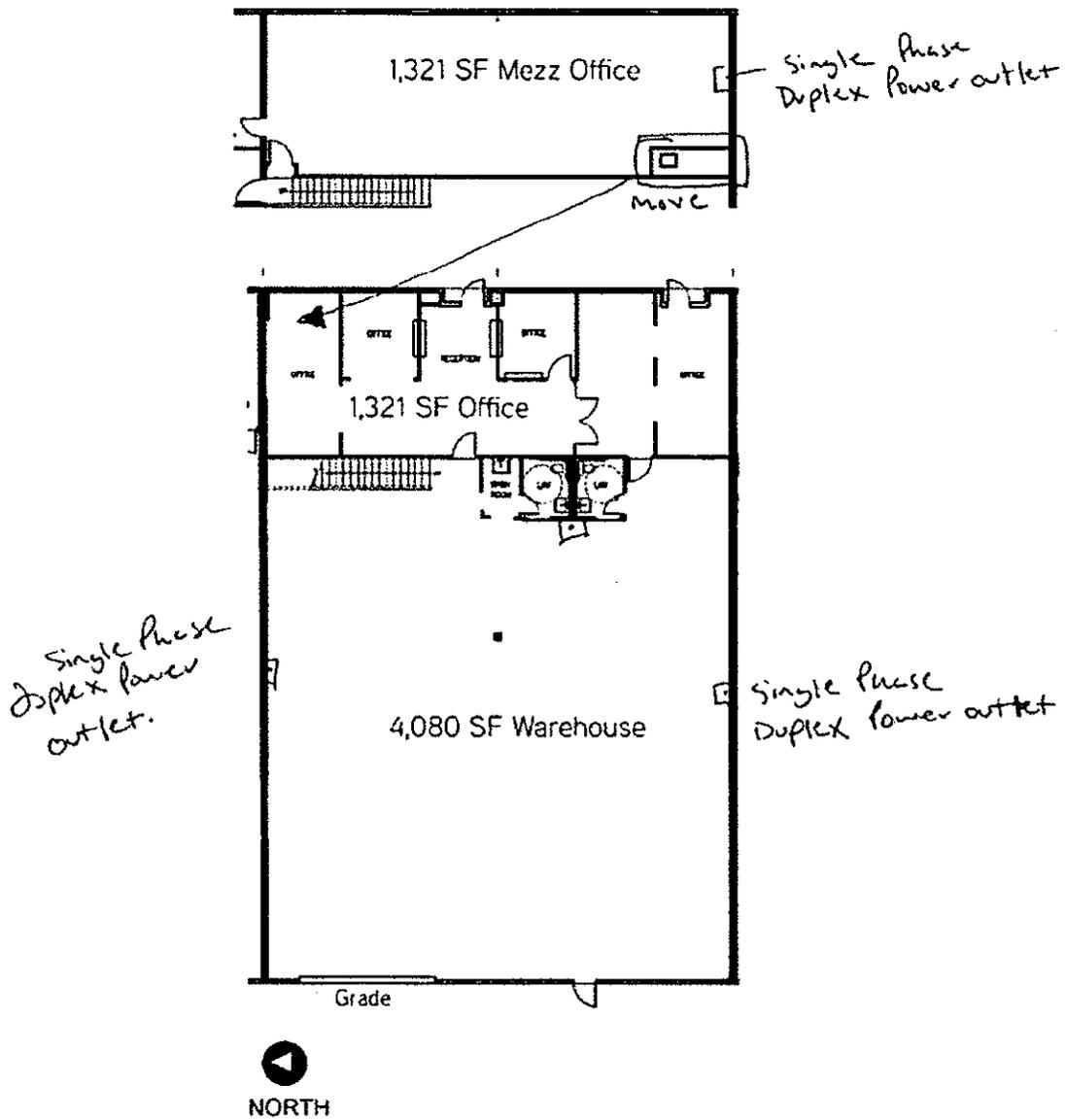


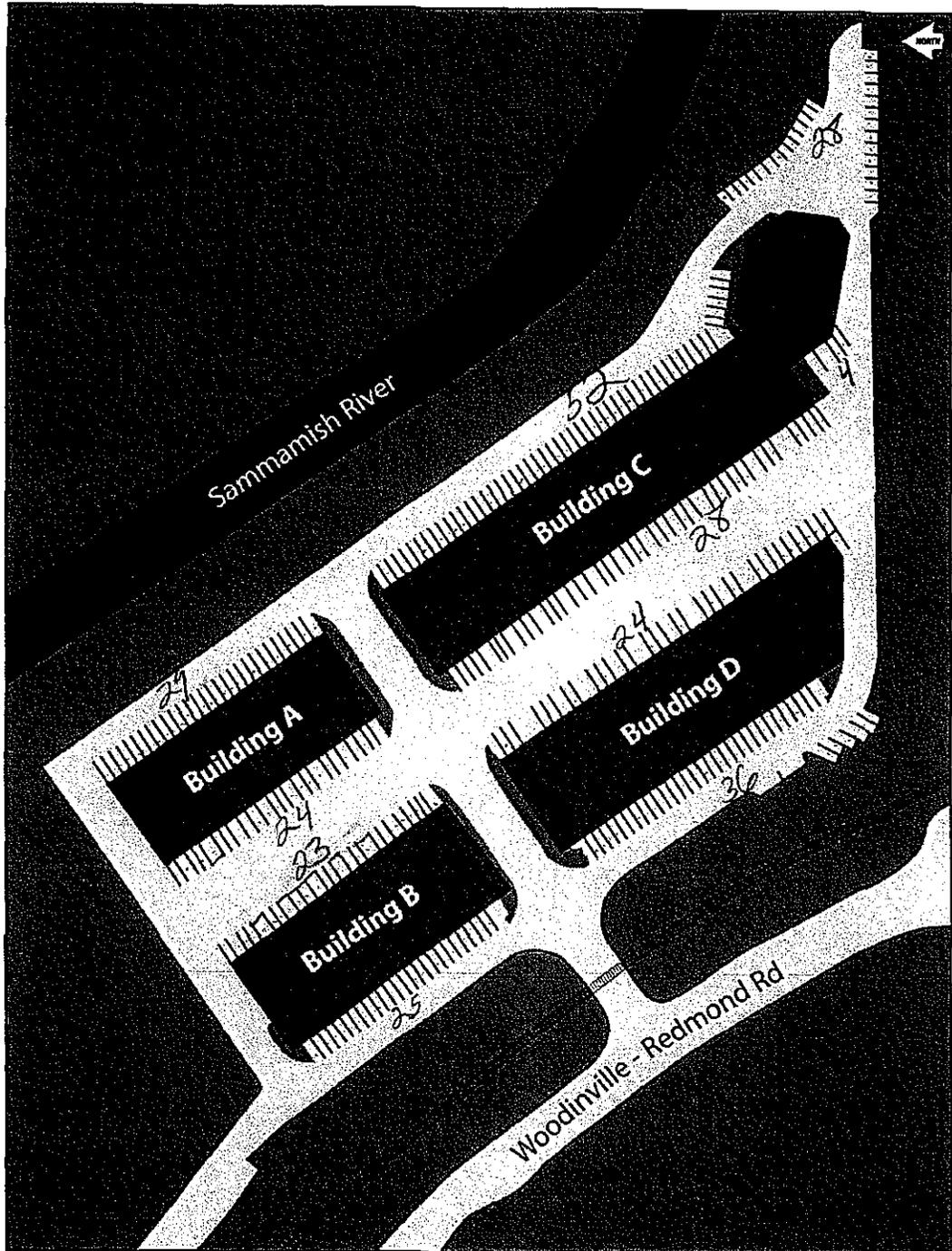
EXHIBIT 3
PAGE 5 OF 10

Section 6. Parking Plan

The landlord has agreed to offer 1.92 stalls per 1,000 RSF leased, thus giving up 13 stalls available during normal business hours 9-5. During our busiest time, which is after school hours between 3-10PM, the landlord as agreed to open up any available stalls for Studio use, especially after 5PM. We don't foresee any parking issues as most students are dropped off and picked up, rather than parking and staying for the duration of the students classes.

Traffic, should be minimal entry and exit to the building is easily accessible from the main Woodinville-Redmond road. The majority of the traffic will come around 3PM and later though the night as kids are being dropped off and picked up.

Riverfront Business Park



16110, 16120, 16130 and 16140 Woodinville - Redmond Road NE
Woodinville, WA 98072

11/07/05

Total Parking - 273

Site Plan and Parking

EXHIBIT <u>3</u>
PAGE <u>8</u> OF <u>10</u>

Project Title: Dance Studio – Studio 1

Applicant Information

- Name: Studio 1 Dance
- Address: 8513 12th PI SE
- Contact: Beth Ith
- Phone: 425-374-8941
- Email: bethith@msn.com

Site Plan:

The current building plan is take possession with minor changes from the landlord. The landlord will move a sink/counter from the upper mezzanine to the lower level. The upper mezzanine will provide one dance room, where Marley floors will be placed. The bottom warehouse space will serve for two additional dance rooms in which Marley floors will be in one, and hardwood floors in the other.

Studio 1 reserves the right to act as it's on contractor to make the internal building modifications with pre-approval from the landlord. Studio 1, will subcontract work as needed to ensure building remains in code with the city of the Woodinville.

Outdoor lighting will be provided at the entrance of the building for children drop-off/pick-up as well as 2 parking stalls reserved for drop off only.

RECEIVED
DEC 27 2012
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

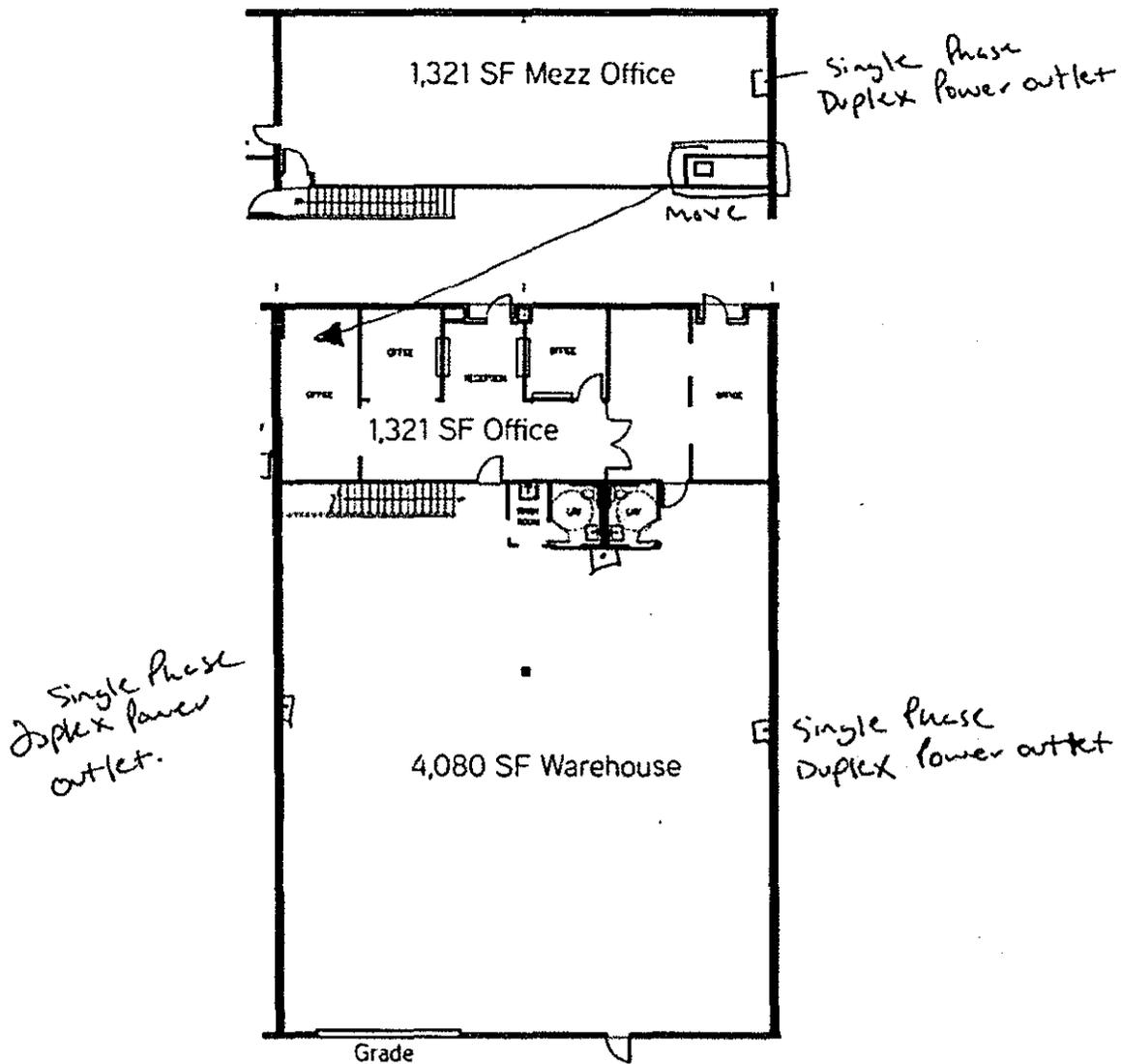
Riverfront Business Park > 16130 Building Floor Plans

Suites 2 & 3

(Available now)

> 6,722 SF Total

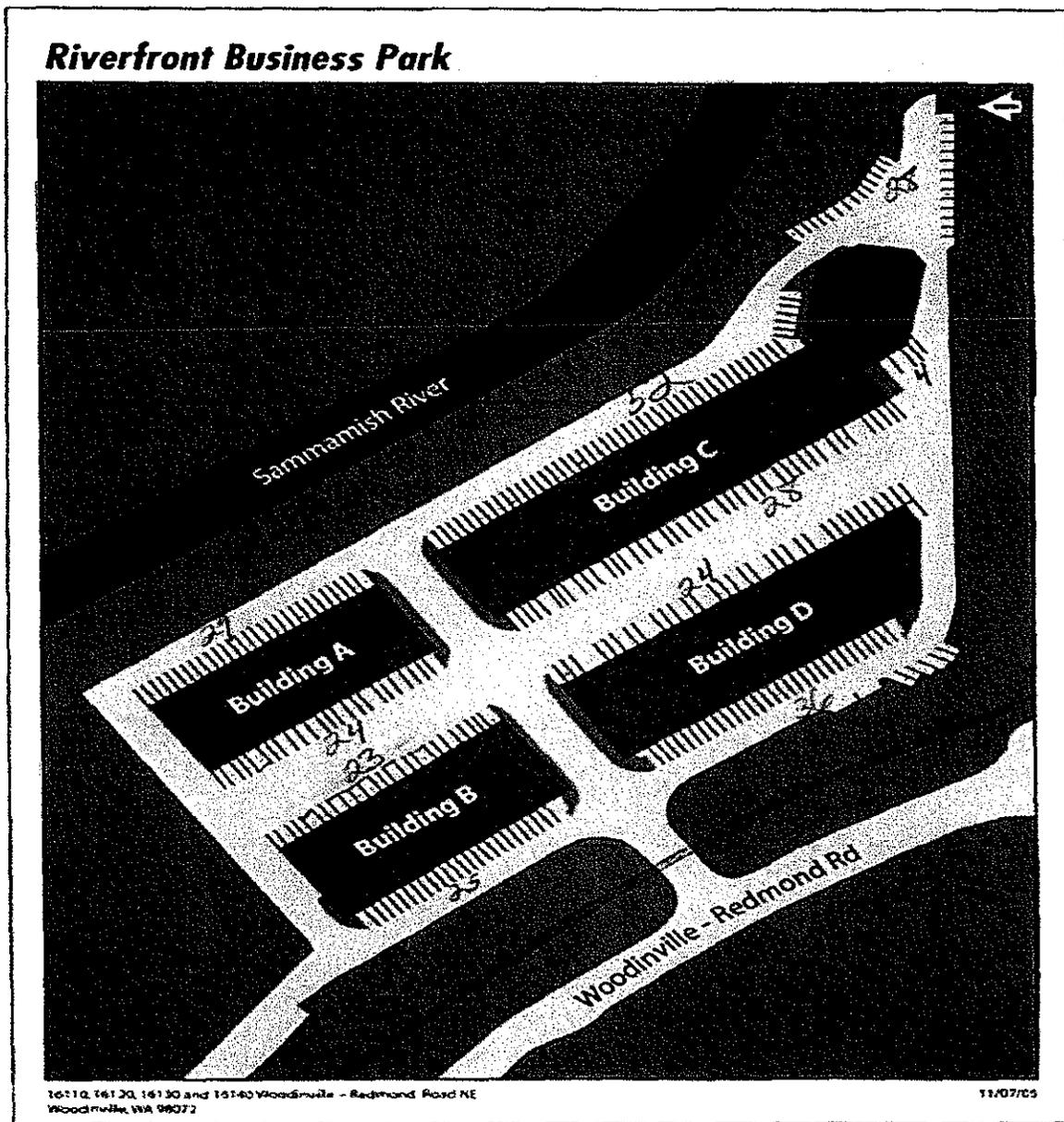
- 4,080 SF Warehouse / 1,321 SF Grade-level Office / 1,321 SF Mezz Office
- 2 Grade level roll-up doors
- Conditioned warehouse



Parking Plan:

The landlord has agreed to offer 1.92 stalls per 1,000 RSF leased, thus giving up 13 stalls available during normal business hours 9-5. During our busiest time, which is after school hours between 3-10PM, the landlord as agreed to open up any available stalls for Studio use, especially after 5PM. We don't foresee any parking issues as most students are dropped off and picked up, rather than parking and staying for the duration of the students classes.

Traffic, should be minimal entry and exit to the building is easily accessible from the main Woodinville-Redmond road. The majority of the traffic will come around 3PM and later though the night as kids are being dropped off and picked up. (Building A in the site map)



Total Parking - 273



APPLICATION SUBMITTAL NOTIFICATION
City of Woodinville

EXHIBIT 4
PAGE 1 OF 2

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Permit Number(s): CUP12002 / SEP12035

Date: January 7, 2013

Contact Name/Number: Beth Ith / 425-374-8941

Contact Address: 8513 12th PI SE Lake Stevens, WA 98258

Site Address: 16110 Woodinville – Redmond Road

Project Name/Description: Studio 1 Dance / Classroom education in dance: tap, jazz and other forms of dance.

Thank you for your application submittal. This letter is your official notice that your application submitted on December 10, 2012, is considered:

- Complete On: December 27, 2012**
 Incomplete - The following information must be submitted for a complete application:

Other Permits Required: The following additional permits will be required for this project. This project is not vested to the requirements of these permits until a separate complete application is submitted: Building Permit

Complete Applications. Processing and review of a permit application may begin when it is deemed complete. A COMPLETE APPLICATION IS NOT AN APPROVED APPLICATION. A permit application is complete when it meets the submission requirements outlined in the submittal checklist. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

Incomplete Applications. An incomplete application will not be processed. The Applicant has 90 calendar days to submit all the required information to receive a notice of complete application. If the required information is not submitted within the 90 calendar day period, the application will be considered lapsed for failure to submit the necessary information in a timely manner and the file will be closed.

If you have questions regarding the City's permit review process, please do not hesitate to call the City at (425) 489-2754. Our office hours are 7:30 a.m. – 5:00 p.m., Monday through Thursday and 7:30 a.m. – 4:00 p.m. on Fridays.

Sincerely,

Debra Crawford
Project Planner



APPLICATION SUBMITTAL NOTIFICATION
City of Woodinville

EXHIBIT 4
PAGE 2 OF 2

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Use proposed: Specialized Instruction

NAICS/WMC listing: WMC21.06.612

Is use permitted: Yes No

Is this permit impacted by nonconforming use? Yes No

cc: Original to Applicant
File copy
Correspondence copy



**NOTICE OF APPLICATION
City of Woodinville**

EXHIBIT 5
PAGE 1 OF 4

Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Project Name: Studio I - Dance

Application: On December 10, 2012, Beth Ith on behalf of Studio I Dance, submitted an application for a Conditional Use Permit to the City of Woodinville for property(s) located at 16130 Woodinville - Redmond Road. The application was deemed complete on December 27, 2012. This application and all supporting documents are available at City Hall for public viewing under File Number CUP12002 / SEP12035.

Project Description: Studio I Dance is a dance instruction school that will provide education in tap, jazz and other forms of dance. The proposed studio will construct 1321 SF of office area and 5401 SF of classroom space for dance classes. The building is pre-existing so site improvements are not required. SEPA is necessary due to the Conditional Use Permit requirements.

Project Location: 16130 Woodinville – Redmond Road; Legally described as POR OF NW 1/4 OF NW 1/4 LY WLY & SLY OF SAMMAMISH RIVER DRAINAGE DITCH & NLY & ELY OF NP RW & LY NLY OF S LN OF N 300 FT OF S 900 FT OF SD SUBD & LY SLY OF LN DAF - BEG AT NW COR OF SD SUBD TH S 02-01-30 W ALG W LN OF SD SUBD 133.66 FT TAP ON NELY RW MGN OF SD N P RW TH S 52-27-09 E ALG SD MGN 356.36 FT TH S 51-12-59 W ALG SD MGN 93.07 FT TAP ON N LN OF N 300 FT OF S 900 FT OF SD SUBD TH CONTG S 51-12-59 E ALG SD MGN 77.96 FT TO BEG OF CRV TO RGT FR WCH CENTER BEARS S 38-47-01 W 1436.49 FT DIST TH SELY ALG SD CRV & MGN THRU C/A OF 02-19-28 AN ARC DIST OF 58.28 FT TO TPOB OF SD LN TH N 56-16-00 E 463.31 FT TAP ON SLY MGN OF SD SAMMAMISH RIVER D D & TERM OF SD LN-AKA LOT A OF KC LLA #8883019 APPROVED 5-3-88 TGW POR OF N 300 FT OF S 600 FT OF N 1/2 OF SD NW 1/4 LY BTWN SAMMAMISH RIVER & MAIN LN OF NP RW, Woodinville, WA

Environmental Documents prepared, available, or requested under RCW 36.70B.070 for the Project: Environmental checklist

Permits included in the application: Conditional Use Permit and SEPA Application

Other required permits not included in the application to the extent known by the City of Woodinville: A Building permit and other State and Federal permits, if applicable

Applicable Policies and Requirements: The project will be reviewed for consistency with the following policies, standards, and regulations:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Woodinville Comprehensive Plan | <input type="checkbox"/> Multi-Family Design Guidelines |
| <input checked="" type="checkbox"/> Woodinville Municipal Code | <input type="checkbox"/> Industrial Design Guidelines |
| <input type="checkbox"/> Community Urban Forestry Plan | <input type="checkbox"/> Transportation Improvement Plan |
| <input checked="" type="checkbox"/> International Building Code | <input type="checkbox"/> Transportation Infrastructure Standards and Specifications |
| <input type="checkbox"/> Shoreline Master Program | <input checked="" type="checkbox"/> Applicable State and Federal regulations |



NOTICE OF APPLICATION
City of Woodinville

EXHIBIT 5
PAGE 2 OF 4

Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

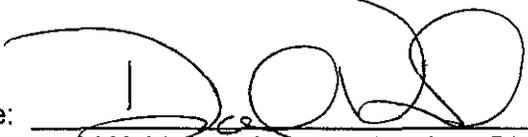
Comment Period: The application, supporting documents, and studies are available for review at the City of Woodinville, 17301 133rd Avenue NE, Woodinville, WA 98072. Contact: Debra Crawford, Project Manager, at (425) 877-2285. The public is invited to comment on the project by submitting written comments to the Development Services Department at the above address or by emailing the Project Manager at debrac@ci.woodinville.wa.us by 4:00 p.m. on the 'End of Comment Period' date noted below.

Date of Application:	December 10, 2012
Date of Notice of Complete Application:	December 27, 2012
Date Notice of Application Issued:	January 14, 2013
End of Comment Period:	January 28, 2013

Public Hearing: The Woodinville Hearing Examiner will hold a public hearing, where he will approve, approve with conditions, or deny the proposal. The date of the hearing has not yet been determined. You have the right to request notice of and to participate in the public hearing, including providing comments, and request a copy of the decision once made. If you want to receive notice of the hearing, you may make a written request to the Project Manager listed below.

Appeals: The final decision on this project is appealable to the Woodinville City Council. An appeal must be filed within 14 days after the final decision on the project is issued. Appellants must be a party of record. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Contact Person: Debra Crawford, Project Manager
Phone Number: (425) 877-2285
Email address: debrac@ci.woodinville.wa.us

Signature: 
David Kuhl, Development Services Director

Date: January 14, 2013

Methods of Notice:

Published

Posted: 1) In-House, 2) Post Office & 3) Website

Post Site

Mailed: Applicant, Property Owners within 500', Parties of Record



EXHIBIT 5
 PAGE 4 OF 4

AFFIDAVIT OF PUBLICATION

State of Washington }
 County of King }

Julie Boselly, being first duly sworn on oath deposes and says that she is the publisher of The Woodinville Weekly, a legal newspaper by order of the Superior Court of King County. That the annexed is a true copy of PN-NOA Studio I as it was published in regular issues (and not in supplement form) of said newspaper once a week for 1 week(s)

beginning on the 14 day of January, 2013
 and ending on the 14 day of January, 2013

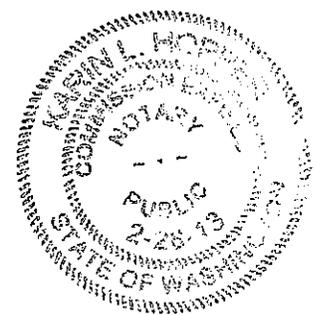
both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the amount of the fee charged for each publication is \$131.10 at the rate of \$13.80 per column inch for each insertion. The sum total for all publications is \$131.10.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me this 17th
 day of January, 2013.

Karin L. Hopper
 Karin L. Hopper

Notary Public in and for the State of Washington.
 Residing at Woodinville, Washington.
 My Commission Expires: 2/28/2013



City of Woodinville
Notice of Application Summary

Project Name: Studio 1 - Dance
File Number(s): CUP12002 / SEP12035
Applicant: Beth Ith
Notice of Application Date: January 14, 2013
Project Description: Studio 1 is a dance instruction school that will provide tap, jazz and other forms of dance. The proposed studio will construct 1321 SF of office space area and 5401 SF of classroom space for dance classes. The building is pre-existing so site improvements are not required. SEPA review is necessary because of the Conditional Use Permit requirements.
Location: 16110 Woodinville - Redmond Road
Environmental documents prepared for the proposal: SEPA Checklist
 The application will be reviewed for consistency with the Woodinville Comprehensive Plan, Municipal Code, International Building Code and all applicable State and Federal regulations. Required approvals include a Conditional Use Permit and Environmental Review. The public is invited to comment on the project by submitting written comments to the Development Services Department at the below address by 4:00 p.m. on January 28, 2013. Upon completion of project review, the City will hold a public hearing before the Hearing Examiner, who will approve, approve with conditions, or deny the proposal. You may request a copy of the final decision on the project in writing. There is no appeal of this project at this time; however appeals of project decisions shall be filed in accordance with WMC 17.07.17-17. The complete Notice of Application includes further information concerning your rights to receive notice and participate in any required hearings for the project and your appeal rights. You may review the complete Notice of Application and the project application at City Hall, at 17301 133rd Avenue NE, Woodinville, WA 98072. To obtain a complete Notice of Application or to provide comments, contact the Project Manager, Debra Crawford at (425) 877-2285 or debrac@ci.woodinville.wa.us
 Published January 14th, 2013



**DETERMINATION OF NONSIGNIFICANCE (DNS)
City of Woodinville**

EXHIBIT 6
PAGE 1 OF 23

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

NOTE: This notice is being re-issued due to a noticing error.

PROJECT NAME: Studio 1 Dance

DESCRIPTION OF PROPOSAL: Studio 1 Dance is a dance instruction school that will provide education in tap, jazz and other forms of dance. The proposed studio will construct 1321 SF of office area and 5401 SF of classroom space for dance classes. The building is pre-existing so site improvements are not required. SEPA is necessary due to the Conditional Use Permit requirements.

PROPONENT: Studio 1 Dance
Address: 8513 12th PL SE, Lake Stevens, WA
Phone: 425-374-8941
Email: bethith@msn.com

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 16110 Woodinville – Redmond Road; legally described as POR OF NW 1/4 OF NW 1/4 LY WLY & SLY OF SAMMAMISH RIVER DRAINAGE DITCH & NLY & ELY OF NP RW & LY NLY OF S LN OF N 300 FT OF S 900 FT OF SD SUBD & LY SLY OF LN DAF - BEG AT NW COR OF SD SUBD TH S 02-01-30 W ALG W LN OF SD SUBD 133.66 FT TAP ON NELY RW MGN OF SD N P RW TH S 52-27-09 E ALG SD MGN 356.36 FT TH S 51-12-59 W ALG SD MGN 93.07 FT TAP ON N LN OF N 300 FT OF S 900 FT OF SD SUBD TH CONTG S 51-12-59 E ALG SD MGN 77.96 FT TO BEG OF CRV TO RGT FR WCH CENTER BEARS S 38-47-01 W 1436.49 FT DIST TH SELY ALG SD CRV & MGN THRU C/A OF 02-19-28 AN ARC DIST OF 58.28 FT TO TPOB OF SD LN TH N 56-16-00 E 463.31 FT TAP ON SLY MGN OF SD SAMMAMISH RIVER D D & TERM OF SD LN-AKA LOT A OF KC LLA #8883019 APPROVED 5-3-88 TGW POR OF N 300 FT OF S 600 FT OF N 1/2 OF SD NW 1/4 LY BTWN SAMMAMISH RIVER & MAIN LN OF NP RW, Woodinville, WA.

LEAD AGENCY: City of Woodinville

PROJECT NUMBER: SEP12035/CUP12002

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.



**DETERMINATION OF NONSIGNIFICANCE (DNS)
City of Woodinville**

EXHIBIT 6
PAGE 2 OF 23

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by 4:00pm on February 25, 2013.

CHANGES TO PROPOSAL:

If there is new information or changes to the proposal after issuance of the DNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

This DNS is issued on the basis of compliance of this proposal with all applicable Woodinville Municipal Code (WMC) regulations and standards, and environmental policies, as adopted by WMC 14.04.240, Subsection (4).

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS

This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with the project and SEPA review, specifically:

1. SEPA Checklist
2. Project Narrative
3. Parking Plan

The voluntary offers and applicable documents listed above were considered and evaluated as part of this threshold determination.

The City has considered whether other local, State, or Federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts.

DISCLAIMER

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Woodinville codes governing traffic control, land-use performance standards, construction and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Woodinville reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety and welfare of the public to do so.

APPEAL

You may appeal this determination to the City of Woodinville Hearing Examiner at 17301 133rd Avenue NE, Woodinville, WA 98072 no later than 14 days from the date the DNS becomes final. Based on the issuance date of this determination, the appeal period ends at 4:00 P.M. on February 25, 2013. If you choose to appeal or comment, you should be prepared to make



**DETERMINATION OF NONSIGNIFICANCE (DNS)
City of Woodinville**

EXHIBIT 6
PAGE 3 OF 23

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

specific factual objections. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Responsible Official: David Kuhl, Development Services Director
Contact Person: Debra Crawford, Project Manager
Address: 17301 133rd Avenue NE, Woodinville, WA 98072
Phone Number: (425) 877-2285
Email Address: debrac@ci.woodinville.wa.us

Signature: 
David Kuhl

Date: February 11, 2013

Methods of Notice:
Published
Posted: 1) In-House, 2) Post Office & 3) Website
Post Site
Mailed: Applicant, Property Owners within 500', Parties of Record

CITY OF WOODINVILLE
STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

EXHIBIT 6
PAGE 4 OF 23

WAC 197-11-960 Environmental Checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

CITY OF WOODINVILLE SEPA CHECKLIST

EXHIBIT 6
PAGE 5 OF 23

A. BACKGROUND (TO BE COMPLETED BY APPLICANT)

1. Name of proposed project, if applicable:

Dance Studio / Studio 1

2. Name of applicant:

Beth Ith / Studio 1 Dance

3. Address and phone number of applicant and contact person:

Beth Ith
8513 12th PL SE
Lake Stevens, WA 98258
425-879-8152

4. Date checklist prepared:

12/2/2012

5. Agency requesting checklist:

City of Woodinville

6. Proposed timing or schedule (including phasing, if applicable):

June 1, 2013

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information

EXHIBIT 6
PAGE 6 OF 23

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

None that are known.

*Condition Use Permit,
SEPA determination,
Building permit
Plumbing/Mechanical*

EXHIBIT 6
PAGE 7 OF 23

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to convert existing ~~base~~ warehouse and office space and divide it up to accommodate 3 dance rooms with proper dance floors. No major structure change to the building is needed other than adding drywall to build the rooms and a few lightings and electrical outlets. No modifications to existing buildings main structure.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The location is in an existing building located at: 16130 Woodinville Redmond Rd. in Woodinville, WA 98072. There is existing parking and sufficient lighting in and out of the location. See Appendix A. and Parcel Data on building information (attached).

TO BE COMPLETED BY APPLICANT

EXHIBIT 6
PAGE 8 OF 23

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

Do Not Know

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Building is sitting on concrete/cement.

modified soils

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Do Not Know

*Seismic Area
according to the
Critical Area Map*

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does Not Apply

*This is a pre-existing
site + building.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Does Not Apply

EXHIBIT 6
PAGE 9 OF 23

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Does Not Apply

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Does Not Apply

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Does Not Apply

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Does Not Apply

EXHIBIT 4
PAGE 10 OF 23

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Does Not Apply

3. WATER

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

The Sammamish River is adjacent to the site. The Sammamish is a Type 1 stream.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does Not Apply

There will be interior remodeling to the building structure. No exterior work will occur.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does Not Apply

EXHIBIT 6
PAGE 11 OF 23

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Does Not Apply

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

Do Not Know

The western edge of the parcel is in the 100 year flood plain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Does Not Apply

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does Not Apply

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does Not Apply

EXHIBIT 6
PAGE 12 OF 23

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

EXHIBIT 6
PAGE 13 OF 23

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Does Not Apply

4. PLANTS

a. Check or circle types of vegetation found on the site:

- Deciduous tree: Alder, maple, aspen, other
- Evergreen tree: Fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or Grain
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

EXHIBIT 6
PAGE 14 OF 23

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

Do Not Know

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Do Not Know

Birds: Hawk, heron, eagle, songbirds,

other: so

Mammals: Deer, bear, elk, beaver,

other:

Fish: Bass, salmon, trout, herring, shellfish,

other:

- b. List any threatened or endangered species known to be on or near the site.

Do Not Know

- c. Is the site part of a migration route? If so, explain.

Do Not Know

- d. Proposed measures to preserve or enhance wildlife, if any:

Do Not Know

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric - used for heating
office eq. and lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Do Not Know

Puget Sound
Chinook S

EXHIBIT 6
15 23
PAGE 1 OF 3

Pacific Flyway
zone

none

EXHIBIT 6
PAGE 16 OF 23

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 1) Describe special emergency services that might be required.

None

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

3pm-9pm - studio has classes where music is played

- 3) Proposed measures to reduce or control noise impacts, if any:

Rooms are all enclosed.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

office and warehouse

EXHIBIT 10
PAGE 11 OF 23

b. Has the site been used for agriculture? If so, describe.

no

c. Describe any structures on the site.

office and warehouse space

d. Will any structures be demolished? If so, what?

no

e. What is the current zoning classification of the site?

Zone I

Industrial

f. What is the current comprehensive plan designation of the site?

Do Not Know

Industrial

g. If applicable, what is the current shoreline master program designation of the site?

Do Not Know

Urban Conservancy

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Do Not Know

Yes - the site is adjacent to the Sammamish River which is shoreline of the state.

i. Approximately how many people would reside or work in the completed project?

600 employees

j. Approximately how many people would the completed project displace?

Does Not Apply

k. Proposed measures to avoid or reduce displacement impacts, if any:

Does Not Apply

EXHIBIT 6
PAGE 18 OF 23

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Does Not Apply

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does Not Apply

c. Proposed measures to reduce or control housing impacts, if any:

Does Not Apply

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Main Building already exists. No
chances to building's main structure.*

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

*Concrete - 45 ft.
Tilt-ups*

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Do Not Know

b. Would the proposed project displace any existing recreational uses? If so, describe.

Do Not Know

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Do Not know

This is an existing developed site.
Parking lots are lit

EXHIBIT 6
PAGE 19 OF 23

Sammemish River Trail

no

none

EXHIBIT 4
PAGE 29 OF 23

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Do Not Know

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Do Not know

- c. Proposed measures to reduce or control impacts, if any:

Do Not Know

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Woodinville Redmond Rd

SR 202

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Do Not Know

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking lot already exists.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

EXHIBIT 6
PAGE 21 OF 23

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Do not know. Peak hours are
3pm - 9pm M-F

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. UTILITIES

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

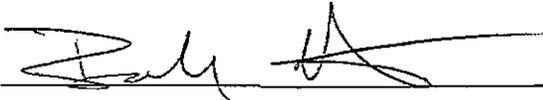
Electricity,
natural Gas,
sewer, phone all
pre-existing

EXHIBIT 6
PAGE 22 OF 23

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the state of Washington that the above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____

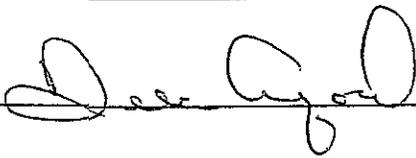


Date Submitted: 12/10/2012

12/10/2012

FOR OFFICE USE ONLY:

Reviewed by (signature): _____



Date: 1-16-13

Appendix A:

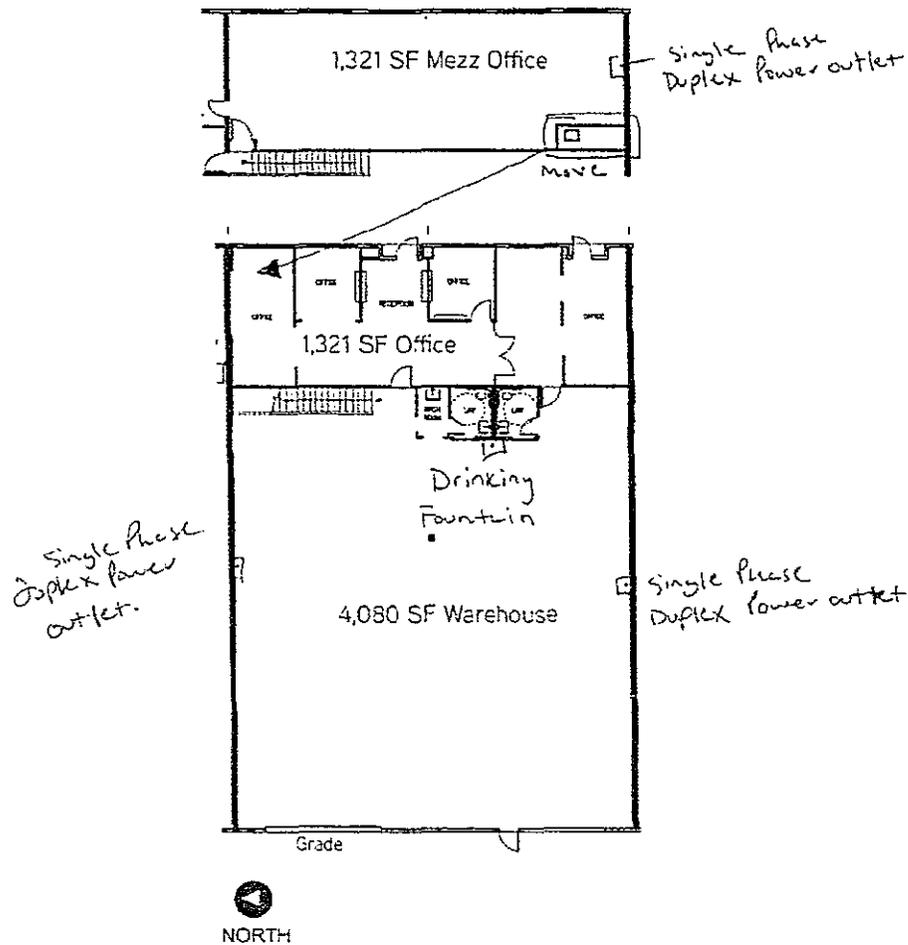
Riverfront Business Park > 16130 Building Floor Plans

Suites 2 & 3

(Available now)

> 6,722 SF Total

- 4,080 SF Warehouse / 1,321 SF Grade-level Office / 1,321 SF Mezz Office
- 2 Grade level roll-up doors
- Conditioned warehouse



FILE NO.: CUP12002 / SEP12035

PROPONENT: City of Woodinville

EXHIBIT 7
PAGE 1 OF 6

PROJECT NAME: Studio 1- Dance

PROJECT ADDRESS: 16110 Woodinville-Redmond Rd. Woodinville, WA 98072

PROJECT DESCRIPTION: Studio 1 Dance will provide instruction in jazz, tap, and other forms of dance.

ATTACHED IS:

<input checked="" type="checkbox"/>	Notice of Application		Plat Map (Reduced)
	DNS	<input checked="" type="checkbox"/>	Site Plan (Reduced)
<input checked="" type="checkbox"/>	Environmental Checklist		Location Map
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Vicinity Map
<input checked="" type="checkbox"/>	Narrative Statement(s)		Other:

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by January 28, 2013 to the City of Woodinville, Development Services Department, Attn: Debra Crawford, 17301 133rd Avenue NE, Woodinville, WA 98072 or debrac@ci.woodinville.wa.us. Call the assigned Planner at 425-977-2285 with any questions.

Debra Crawford, Planner
NAME

1-12-13
Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: THIS WILL CAUSE THIS TENANTSPACE TO

NEED A CHANGE OF USE (BUILDING PERMIT) AN EVALUATION
FOR ADA, ENERGY, BATHROOMS, FIRE SYSTEMS WILL BE REQUIRED
Prior to
OCCUPANCY.

[Signature]
Signature

1-11-2013
Date

LOW
Agency / Company

FILE NO.: CUP12002 / SEP12035

PROPONENT: City of Woodinville

EXHIBIT 7
PAGE 2 OF 10

PROJECT NAME: Studio 1- Dance

PROJECT ADDRESS: 16110 Woodinville-Redmond Rd. Woodinville, WA 98072

PROJECT DESCRIPTION: Studio 1 Dance will provide instruction in jazz, tap, and other forms of dance.

ATTACHED IS:

x	Notice of Application		Plat Map (Reduced)
	DNS	x	Site Plan (Reduced)
x	Environmental Checklist		Location Map
x	Application	x	Vicinity Map
x	Narrative Statement(s)		Other:

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by January 28, 2013 to the City of Woodinville, Development Services Department, Attn: Debra Crawford, 17301 133rd Avenue NE, Woodinville, WA 98072 or debrac@ci.woodinville.wa.us. Call the assigned Planner at 425-977-2285 with any questions.

Debra Crawford, Planner
NAME

1-12-13
Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: _____

[Signature]
Signature

1/24/13
Date

Woodinville Fire & Rescue
Agency / Company

FILE NO.: CUP12002 / SEP12035

PROPONENT: City of Woodinville

PROJECT NAME: Studio 1- Dance

EXHIBIT 7
PAGE 4 OF 6

PROJECT ADDRESS: 16110 Woodinville-Redmond Rd. Woodinville, WA 98072

PROJECT DESCRIPTION: Studio 1 Dance will provide instruction in jazz, tap, and other forms of dance.

ATTACHED IS:

<input checked="" type="checkbox"/>	Notice of Application		Plat Map (Reduced)
	DNS	<input checked="" type="checkbox"/>	Site Plan (Reduced)
<input checked="" type="checkbox"/>	Environmental Checklist		Location Map
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Vicinity Map
<input checked="" type="checkbox"/>	Narrative Statement(s)		Other:

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by January 28, 2013 to the City of Woodinville, Development Services Department, Attn: Debra Crawford, 17301 133rd Avenue NE, Woodinville, WA 98072 or debrac@ci.woodinville.wa.us. Call the assigned Planner at 425-977-2285 with any questions.

Debra Crawford, Planner
NAME

1-12-13
Date

RESPONSE SECTION:

Comments Attached

No Comments

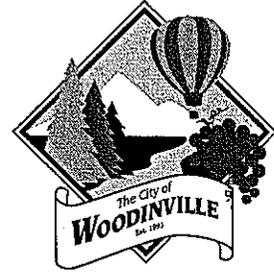
COMMENTS: _____

[Signature]
Signature

1/30/13
Date

CITY OF WOODINVILLE - PUBLIC WORKS
Agency / Company

CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754
NOTICE OF PUBLIC HEARING



The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **PUBLIC HEARING** described below.

DESCRIPTION OF APPLICATION

Project Name:	Studio 1 Dance	EXHIBIT <u>8</u> PAGE <u>1</u> OF <u>2</u>
File Number(s):	CUP12002/SEP12035	
Applicant(s)	Beth Ith of Studio 1 Dance	
Contact:	Debra Crawford, Project Planner	
Location:	16110 Woodinville – Redmond Road	
Section of Code Pertinent to Hearing Procedure:	Chapter 17.15 WMC, Ordinance 487	
Proposal:	A Conditional use permit to operate a dance studio in the Industrial Zone. The dance studio is located in the Riverfront Business Park, Building D Suite 2& 3. The proposed studio will construct 1321 SF of office area and 5401 SF of classroom space for dance classes.	

PUBLIC HEARING DATE: Wednesday, February 27, 2013 **TIME:** 10:00 A.M.

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

DATE OF NOTICE: February 11, 2013

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Project Planner Debra Crawford at (425) 877-2285 or debrac@ci.woodinville.wa.us.

The hearing subject to this notice is an **OPEN RECORD HEARING**. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the **OPEN RECORD HEARING**. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a **CLOSED RECORD APPEAL HEARING** with no new evidence or information allowed to be submitted.

Project Name: Studio 1 Dance
File Numbers: CUP12002 / SEP12035

