NOLS Sequim Library Renovation and Expansion – Approval Criteria Responses

To	City Of Sequim Hearings Examiner
From	CUP Applicants
Date	July 24, 2023

A. The use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

The library is a community asset and has been located on this site for 40 years. The proposed renovation and addition will cause no harm to surrounding properties and will allow the library to address Sequim's evolving needs.

B. The design is compatible with the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and

The proposal complies with all development codes of this zone including yard setbacks, building height, and building areas. The design implements a simple extruded gable roof form that is compatible with local vernacular architecture including historic barns and wood-framed residences. The proposed site development will add improved plantings and paths around the library to existing open space on the east side.

C. The use will be served by adequate public facilities including streets, fire protection and utilities; and

Access to the site via automobile, bike, or walking is on N Sequim Ave. The south existing curb cut is being removed and the north curb cut is being adjusted slightly to better accommodate automobile access for off-street parking. An IFC 503-compliant fire lane and dead-end turnaround are located at the north side of the site. Utilities remain at their existing location on the west side of the site along N Sequim Ave.

D. Satisfactory provisions and conditions have been made concerning the following matters, where applicable:

1. Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow;

Vehicular circulation and the fire lane are proposed north of the building, allowing the south to be people-focused spaces with direct relationship to the library interior through south-facing windows. An accessible pedestrian path from North Sequim Avenue safely directs patrons visiting by car, foot, or bike to the main building entry, then continues south along a planted meadow to connect to the east plaza, performance stage, and additional parking stalls.

The proposal accommodates Clallam County public transit vehicles, delivery trucks, and other large vehicles typical to the community. There is 56'-0" clear turn-around space allowing for easy maneuvering by public transit and paratransit vehicles, large pickup trucks, NOLS book vans, and other delivery vehicles even with other patrons using the curbless drop-off area.

2. Off-street parking and loading areas where required, with particular attention to subsection (D)(1) of this section;

The parking lot design complies with the standards of SMC18.48. The vehicle access driveway allows for adequate stacking of vehicles and for adequate sight clearances per chapter 1340 of the WSDOT Design Manual.

The library typically receives packages and book deliveries through the front entrance and intends to continue this after the renovation; no specific loading spaces required for this proposal.

3. The noise, glare, or odor effects of the special use permit on surrounding properties;

There are no noise, glare, or odor effects to surrounding properties due to this design proposal. Construction noise will only occur within allowed construction hours.

4. Refuse and service areas, with particular reference to location and screening;

The refuse area is located at the far east end of the drive aisle away from public view; the area will be screened with a wood fence and a storage shed.

5. Screening and buffering with reference to type, dimensions and character;

The proposal adds a wood enclosure around the existing utilities along N Sequim Ave. This enclosure decreases visual noise along the road and provides a surface for locating library signage easily visible from the street. The enclosure varies in height based on the heights of existing utility boxes. At its highest point, it is 5'-10" above ground level; at its lowest point it is 3'-10" above ground level. The entirety of the utility enclosure is outside of the required sight clearance triangle as designated in the WSDOT Design Manual.

There is also a proposed wood enclosure around the refuse service area to provide visual screening from the library and the public right of way. The trash enclosure is 5'10" above ground level.

Both enclosures use a vertical cedar board which relates to the proposed vertical cedar siding at the library façade.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

There is building signage proposed at the utility enclosure. The signage will read "Sequim Branch Library" with solid metal 9" letters, with smaller solid metal letters below reading "North Olympic Library System". The sign will be lit with surface-mounted downlights for minimum light pollution.

There are pole-mounted fixtures located in the central planted island and at the east side parking area; the fixtures will be a maximum 18-feet high and are downlit.

7. Required yards and other common space;

All yard setbacks are observed in this proposal (front 15', side 20', rear 20').

8. Any special requirements set forth in this SMC for the particular use involved.

There are no known special requirements for this use set forth in the SMC.