

Denis Law Mayor



Community & Economic Development C. E. "Chip" Vincent, Administrator

December 11, 2018

Mark Gropper, Executive Director
2900 NE 10th St
Renton, WA 98056

**SUBJECT: Conditional Use Permit Revision Approval
LUA18-000127 Sunset Multi-Service and Career Development Center**

Dear Mr. Gropper:

The Department of Community and Economic Development has received your request (dated December 7, 2018) to revise the Conditional Use Permit that was approved by the City's Hearing Examiner on April 10, 2018. The permit granted approval to locate the Sunset Multi-Service and Career Development Center in the former Highlands Library building. The proposed use, as presented to the Hearing Examiner, was for services such as job training assistance, ESL adult education classes, and potentially a foodbank. The conditions of the permit approval would require the applicant to update several areas of landscaping on the site, provide screening for the refuse and recycling area, and clearly identify the entrance and exit of the site's two driveways. The minor revision to the Conditional Use Permit to include social, community health, and human services is approved based on the findings of this letter. This minor revision does not include the following: shelter services, drug treatment or safe injection services, diversion or community transition facilities, or similar types of uses.

The applicant's revision request includes services that were intended to be included with the multi-service center, but were inadvertently omitted from the Conditional Use Permit application project description and submitted floor plan. As noted in the revision request, early stakeholder meetings and discussion for the use of the former library as a multi-service center included partnerships with entities that would provide a broader range of services such as integrated health services, counselling, case management, tutoring, mentoring, and legal assistance. A conceptual floor plan that was distributed in materials for grant applications and public outreach included two exam rooms and a lab. This floor plan and broader narrative of services was also presented to the City Council's Committee of the Whole when recommending the Council provide a \$400,000 capital grant to the Renton Housing Authority (RHA) for assistance in the renovation of the former library into the multi-service center. Additional committed funding from RHA, the Bill and Melinda Gates Foundation, and the State of Washington is also based on this initial expanded scope of services.

The revision request indicated the exam rooms and broader array of services was intended to be included with the Conditional Use Permit application but was inadvertently omitted by the applicant's consultant. It is unclear at this time whether the revision would satisfy all of the minor revision criteria set forth in Renton Municipal Code (RMC) 4-9-030G.2; however, the applicant has already publicized and obtained grant funding to construct the improvements based on the conceptual floor plan and additional services which thereby results in a highly unreasonable burden on the applicant to undergo a new application process. Due to this unreasonable burden, the requested revision to the Conditional Use Permit will be administered as a minor revision pursuant to RMC 4-9-030G.1.

The applicant's request to include services related to social, community health, and human services is consistent with the Service and Social Organization use definition, which the applicant obtained Conditional Use Permit approval. The minor revision to Conditional Use Permit for the Sunset Multi-Service and Career Development Center is approved; however, services such as temporary or permanent shelter, drug treatment, safe injection, and diversion and secure community transition facilities were not intended nor would they be consistent with the service and social organization use and therefore such uses are not included in the approved revision.

Please contact Matt Herrera, Senior Planner at 425.430.6593 or mherrera@rentonwa.gov should you have questions regarding this letter or your Conditional Use Permit.

Sincerely,

DocuSigned by:
Jennifer T. Henning
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Jennifer Henning, AICP
Planning Director

cc: Matt Herrera, Mark Santos-Johnson, Hannah Bahnmilller, Kim Grace, Parties of Record