



# Special Property Use Permit in the Downtown Commerce (D-C) District

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

## Application for a Special Property Use Permit in the Downtown Commerce (D-C) District

LMC 19.52.030

THIS SECTION FOR OFFICE USE ONLY:

Case Number: \_\_\_\_\_

Related Case Number: E 2017-11

I hereby apply for a Special Property Use in the Downtown Commerce (D-C) zoning district in accordance with the following section of the Longview Municipal Code (LMC):

Applicant: City of Longview / River Cities Transit Phone: 360-442-5208  
(Print All Information)

Contact Name: Ivona Kininmonth Fax: 360-442-5953

Mailing Address: 1525 Broadway  
(Street or PO Box)

City: Longview State: WA Zip: 98632

Property Owner City of Longview Phone: 360-442-5663  
(Print All Information)

Mailing Address: 1525 Broadway Fax: \_\_\_\_\_  
(Street or PO Box)

City: Longview State: WA Zip: 98632

Represented By: \_\_\_\_\_ Phone: \_\_\_\_\_  
(If Different From Above)

Mailing Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
(Street or PO Box)

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Relationship to Owner: \_\_\_\_\_

Address of Property 1135 12<sup>th</sup> Ave, Longview WA 98632

Name of Building: River Cities Downtown Transit Center Parcel No: 015770001 and 01577

Is Building Listed on National Historic Register? No Local Register? No

Current Use of Property: Transit Center

GENERAL SITE CHARACTERISTICS

Height of Building 19 feet. Number of Stories: 1

Gross floor area dedicated to proposed land use: 4300 square feet

Provide a brief narrative stating what type of business you wish to conduct:

The existing site, 42,360 square feet, is fully developed as a transit center with a 1,250 square foot building housing a lobby, ticket sales, restrooms and staff break room that is proposed to be demolished. The site has 31 parking stalls. The remainder of the site is dedicated to bus circulation with eight bus berths (four on each side of the passenger island) and 4 passenger shelters. The site will continue to serve as a transit center after the improvements are completed. The new transit center building will be approximately 4,300 square feet replacing the functions listed above, as well as providing for new administrative offices and a training room facility. Administrative staff currently housed off site will be relocated to the new transit center. The new project eliminates 20 parking stalls leaving 11 existing or repaved stalls. The site currently has 4 driveway access points. 2 of the driveways are dedicated to bus entry and exiting and will remain as-is. 2 of the driveways are dedicated to entering and exiting the parking lot. One of these driveways will be relocated and the other will be eliminated so exiting the parking area will be via the bus exit access. The new project reconfigures the bus berths for a total of (6), each with a new passenger shelter. In addition, one of the existing bus lanes will be converted to a newly paved plaza area to provide for more functional pedestrian circulation. The proposed project intends to re-use the existing utility connections for sewer and water.

Proposed hours of operation:

Bus service hours of operation are Monday-Friday 6:30 am to 7:00 pm, Saturday 8:00 am to 6:00 pm.

Will your use be conducted on the ground floor (street level)? Yes  
No

Describe how parking will be accommodated for the proposed use:

11 parking stalls are provided onsite with the proposed project. On-street parking will remain as is. The proposed parking will adequately accommodate parking demand.

Describe how the proposed use will impact traffic circulation:

The site currently has 4 driveway access points. 2 of the driveways are dedicated to bus entry and exiting and will remain as-is. The additional 2 driveway points are dedicated to entering and exiting the parking lot. One of these driveways will be relocated and the other will be eliminated so exiting the parking area will be via the bus exit access. The proposed improvements include more efficient site lighting, site fencing and landscaping to provide better visibility and increase safety on site. Bus site circulation will be modified to improve safety for

passengers reaching their buses. Currently the passenger isle / shelters are located between the two bus lanes requiring passengers to cross a bus lane. The transit center and the passenger isle are also separated by a bus lane, prompting passengers that are inside the transit center purchasing bus ticket, using the restroom or waiting for the bus to have to cross a bus lane in order to board. The proposed improvements will eliminate one bus lane converting this area into pedestrian plaza. The passengers will have direct access to the buses from the transit center, the visibility for the passengers will be improved, the customer service, lobby and restrooms will be moved in the new building to be at a more central site location improving the passenger and customer flow. The access through the alley will be fenced providing two entries on site to a designated crosswalk. This will provide additional safety feature for the passengers by eliminating conflicting access points to the site and will guide passengers to dedicated crosswalk entries. Additionally the fence will prevent passengers from seating on the curb along the alley eliminating potential hazard situation.

Number of similar land uses on the same side of the street within the block:

None

**FILING FEES:**

Public Hearing Fee: .....	\$696.00
SEPA Review Fee: .....	\$579.00
Total Fees: .....	\$1,275.00

Comments: \_\_\_\_\_

**LONGVIEW PLANNING COMMISSION:**

Public Hearing Scheduled:    Date:        9/6/2017 \_\_\_\_\_ .....7:00 PM

Comments: \_\_\_\_\_

**LONGVIEW CITY COUNCIL:**

Public Hearing Scheduled:    Date:        9/14/17 \_\_\_\_\_ .....7:00 PM

Comments: \_\_\_\_\_

**FOR STAFF USE ONLY:**

- \_\_\_\_\_ Telecommunications Facility Propagation Map provided, if applicable.
- \_\_\_\_\_ Legal Description of Property.
- \_\_\_\_\_ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- \_\_\_\_\_ One copy of the property deed; and, if the applicant is not the owner, a notarized statement

(affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.

\_\_\_\_\_ Title Report.

\_\_\_\_\_ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTES TO APPLICANT/OWNER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

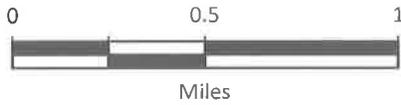
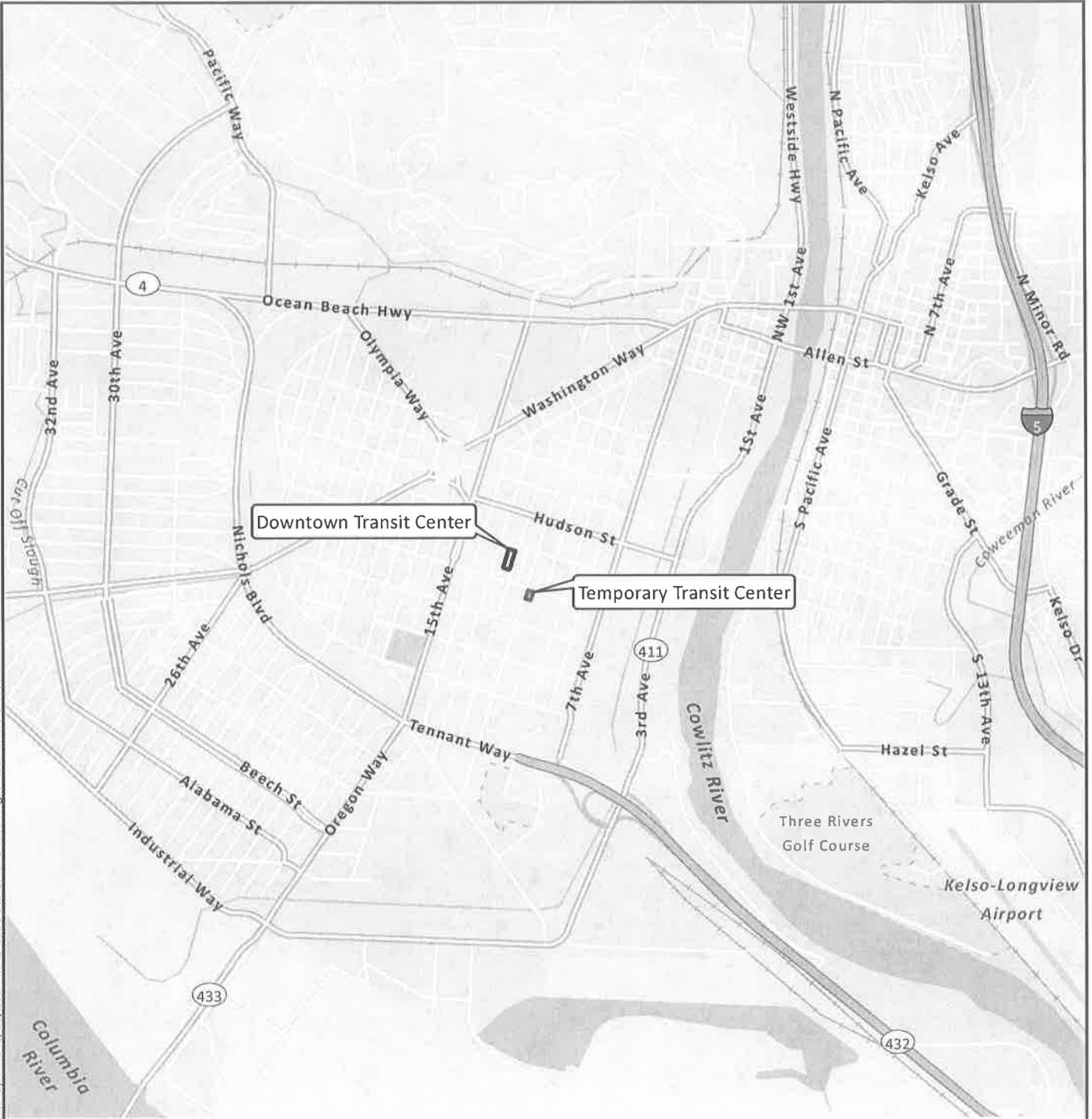
I/we declare under penalty of the perjury laws that the information I have provided on this

form/application is true, correct and complete.

Signature of Property Owner: Jeff D. Cameron Date: 8-16-17

Signature of Applicant: Jeff D. Cameron Date: 8-16-17

G:\Projects\813\010\010\012\NoiseImpacts\F01-1VicMap.mxd 8/16/2017 NAD 1983 StatePlane Washington South FIPS 4602 Feet



Data Source: Esri 2012



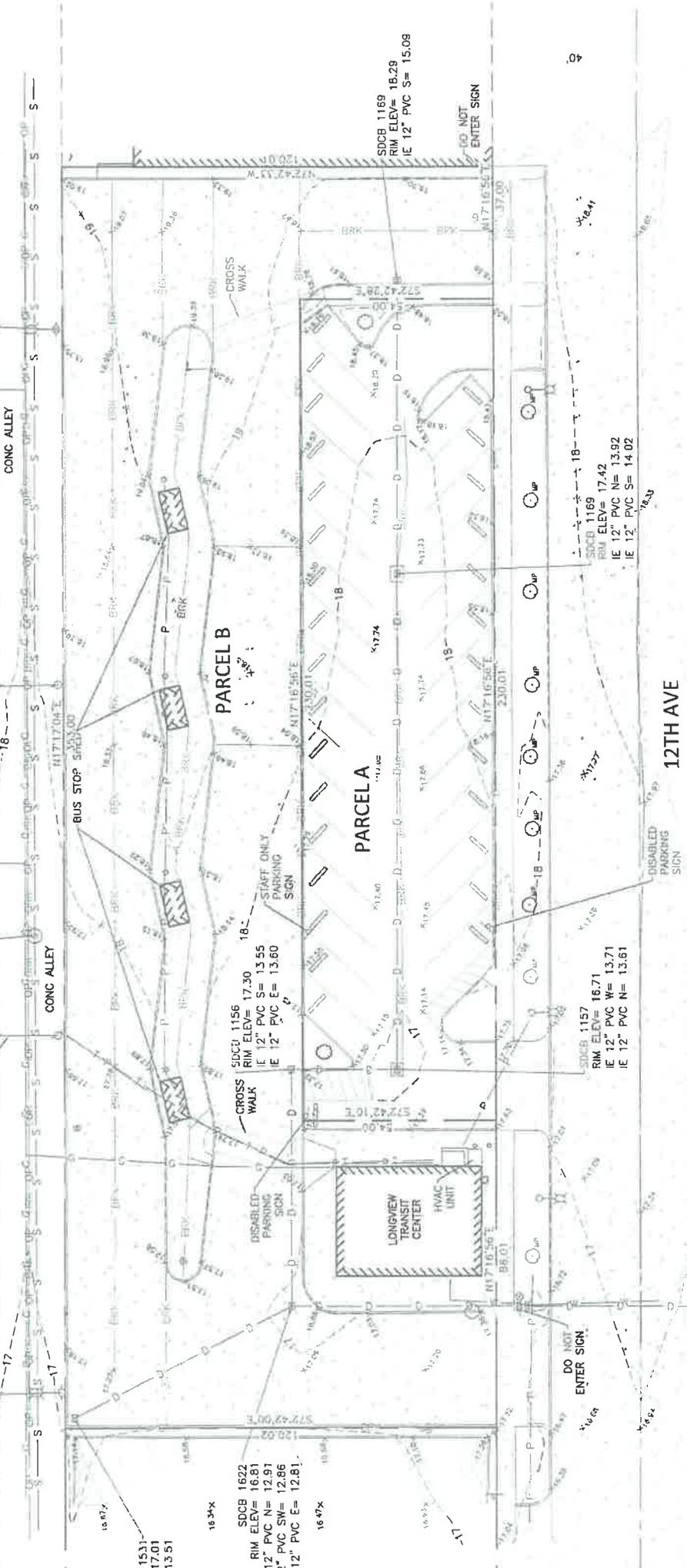
City of Longview Transit Center Longview, Washington	<b>Vicinity Map</b>	Figure <b>1-1</b>
---	---------------------	----------------------





Existing

CROSS CONNECTED  
POLES W/ POWER,  
PHONE AND CABLE  
TV (TYP)



SSMH 1495  
RIM ELEV= 17.59  
12" PVC N= 10.09  
12" PVC S= 10.29

SDCB 1156  
RIM ELEV= 17.30  
12" PVC S= 13.55  
12" PVC E= 13.60

SDCB 1157  
RIM ELEV= 16.71  
12" PVC W= 13.71  
12" PVC N= 13.61

SDCB 1169  
RIM ELEV= 17.42  
12" PVC N= 13.62  
12" PVC S= 14.02

SDCB 1169  
RIM ELEV= 15.29  
12" PVC S= 15.09

SDCB 1622  
RIM ELEV= 16.81  
12" PVC N= 12.91  
2" PVC SW= 12.86  
12" PVC E= 12.81

SDMH 1627  
RIM ELEV= 16.89  
16" DIP N= 12.79  
16" DIP S= 12.79  
12" PVC W= 12.89

**LEGAL DESCRIPTION**

PARCEL A:  
LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, BLOCK 78, LONGVIEW NO. 10, AS RECORDED IN VOLUME 6 OF PLATS, PAGE 30, RECORDS OF COWLITZ COUNTY, WASHINGTON.  
EXCEPT THE NORTHERLY 5 FEET OF SAID LOT 2.  
ALSO EXCEPT THOSE PORTIONS CONVEYED TO COWLITZ TRANSIT AUTHORITY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 930924040.

PARCEL B:  
LOTS 2, 3, 4, 5, 6, 7, 8, AND THE NORTHERLY 8 FEET OF LOT 9 AS MEASURED PARALLEL TO THE NORTHERLY BOUNDARY OF SAID LOT 9, BLOCK 78, LONGVIEW NO. 10, AS RECORDED IN VOLUME 6 OF PLATS, PAGE 30, RECORDS OF COWLITZ COUNTY, WASHINGTON.  
EXCEPT THE NORTHERLY 5 FEET OF SAID LOT 2.  
ALSO EXCEPT THE EASTERLY 54 FEET, AS MEASURED PARALLEL TO THE CENTERLINE OF 12TH AVENUE, OF THE SOUTHERLY 8 FEET, AS MEASURED PARALLEL TO THE SOUTHERLY LINE, OF SAID LOT 2  
ALSO EXCEPT THE EASTERLY 54 FEET, AS MEASURED PARALLEL TO THE CENTERLINE OF 12TH AVENUE, OF SAID LOTS 3, 4, 5, AND 6.  
ALSO EXCEPT THE EASTERLY 54 FEET, AS MEASURED PARALLEL TO THE CENTERLINE OF 12TH AVENUE, OF THE NORTHERLY 22 FEET, AS MEASURED PARALLEL TO THE NORTHERLY BOUNDARY LINE, OF SAID LOT 7.

**LINE TYPES**

TOE	TOP	TOE	TOP
GROUND	GROUND	GROUND	GROUND
TOP	TOP	TOP	TOP
BRK	BRK	BRK	BRK
D	D	D	D
S	S	S	S
OT	OT	OT	OT
P	P	P	P
OP	OP	OP	OP
W	W	W	W
G	G	G	G

**LEGEND (UTILITIES)**

- LUMINAIRE WITH FARM
- MANHOLE
- ⊗ NATURAL GAS VALVE
- ⊗ NATURAL GAS VALVE
- ⊗ SS CLEANOUT
- ⊗ SS MANHOLE
- ⊗ STORM CATCH BASIN

IRES

**UTILITY NOTE**

UTILITIES SHOWN HEREON ARE FROM MAPPING TO VISIBLE SURFACE APPURTENANCES, REFERRING TO AS-BUILT RECORDS AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.









