

LAND USE

Draft Land Use Element

The Land Use Element emphasizes the following Framework Goals:

FRAMEWORK GOALS

- FG1: Accommodate anticipated levels of growth and enhance the quality of life within the City of Shoreline.**
- FG2: Promote quality building and development that is compatible with the surrounding environment.**
- FG3: Support diverse and affordable housing opportunities which provide for Shoreline's population growth.**
- FG4: Pursue a strong and diverse economy and assure economic development that complements neighborhood character.**
- FG5: Protect the natural environment and preserve environmentally sensitive areas.**
- FG6: Promote improvements to human services.**
- FG7: Assure effective and efficient public investment for quality public services, facilities, and utilities.**
- FG8: Improve multi-modal transportation systems which provide for Shoreline's present and future population.**
- FG9: Provide for wide involvement in community planning decisions.**

Intent

Land use patterns have a direct impact on the quality of life, personal comfort, and convenience and the safety of citizens within the City. The Land Use policies are intended to guide land use designations and zoning decisions and to provide opportunities for future development in suitable locations for the next 20 years. Through land use designations the Land Use policies and maps identify the building intensity and density recommended for each area of the City (see Figure LU-1 at the end of this element). The recommended designations help to achieve the City's vision by providing for planned growth, encouraging affordable housing, protecting existing neighborhoods and uses, safeguarding the environment, and maintaining Shoreline's sense of community.

Background and Context

Shoreline is a mature community with a long history. Its earliest land uses were associated with the railroad community of Richmond Beach: homes, stores, and the railroad and its facilities. Other early land uses were associated with the trunk road, now SR 99: homes, stores, and road and interurban facilities.

The Growth Management Act (GMA) requires that cities provide a Comprehensive Plan with a Land Use Element to designate the proposed general distribution, general location, and extent of the uses of land. The Act further specifies that the Land Use Element be the foundation of a Comprehensive Plan. This process of designating future land uses must account for future population growth and must be supported by adequate levels of public facilities and services. In this respect the Land Use element is an explicit statement of the ultimate vision for the City and determines the system and capacity of the infrastructure necessary to serve the land uses.

One of the features of Shoreline's high quality of life is its attractive and vital residential neighborhoods. Part of this quality is the trees and views in the neighborhoods. The variety of housing types adds immensely to Shoreline's diversity and provides safe haven for many families. Encouraging this vitality and diversity will help maintain Shoreline's quality of life into the future for our children. Allowing for more retail and commercial development will provide a broader choice of goods and services in the community. Encouraging entertainment and cultural uses will enrich the community and provide activities for all age groups within the City. Providing opportunities for businesses will help provide employment opportunities for Shoreline's citizens. And finally, suitable locations for industrial and institutional uses will protect the City's neighborhoods and provide those essential facilities needed by every community.

The visioning process, which the City undertook in the beginning parts of the planning process, provided the starting point for the land use element. As part of the planning process, the citizens and/or property owners discussed the issues they believed to be important to address in this plan. The issues are listed below:

- preservation and enhancement of attractive and safe neighborhoods
- preservation and enhancement of the variety of available and reasonably priced housing
- types and amounts of new housing to be allowed
- locations of new housing
- more opportunities for employment and shopping
- revitalization of commercial areas
- limited funding sources for the City, based on the land use pattern
- if change is to occur, lack of vacant land available leading to redevelopment of existing areas,
- compatibility of new development with existing
- transitional uses, financial impacts and time frames for areas that might redevelop
- kind of redevelopment to be allowed, even encouraged for commercial uses
- ways to increase the vitality of existing business areas
- ways to assure that institutions and industrial uses are compatible with and respect adjacent uses and infrastructure
- ways to assimilate annexation areas and their needs into the existing City
- aesthetic improvements to existing non residential development
- adequacy of pedestrian and vehicle mobility amenities
- protection of public health, welfare and safety

Note to reader: Changes to the Draft Comprehensive Plan which appear in italics in this Final Draft were made in response to comments received from the Washington Department of Community Trade and Economic Development (CTED) following its review of the Draft Comprehensive Plan.

The preliminary recommended land use designations ~~are~~ were founded on: 1) the location of sensitive areas; and 2) the intensity or lack of intensity that the land can sustain. Subsequently the land uses designations were refined (see Figure LU-1, page 24 and Land Use Designations, pages 21-23) by reviewing based on:

- the ~~thoughts and wishes~~ requests of the citizens and property owners as expressed in the ~~Visioning process and during the citizen participation process for the Plan;~~
- findings and analyses conducted in the Draft Environmental Impact Statement (DEIS) and in the Final Environmental Impact Statement (FEIS), including information about:
 - the existing pattern of settlement;
 - the historical patterns of settlement;
 - the transportation corridors that serve these uses;
 - the real estate market's drive to develop areas;
 - the capital facilities and utilities needed to service these area;
 - the need to accommodate growth;

- the land uses of cities adjacent to Shoreline; and
- previous land use decisions made by King County and various utility providers before the City incorporated.

Although Metropolitan King County projected a capacity of 1,600-2,200 new housing units, the Planning Commission of Shoreline felt it was important to provide some additional capacity. They increased the top of the housing range from 2,200 new housing units to 2,400 new housing units.

The EIS indicates that 1,600-2,400 new housing units can be accommodated, based on the land use capacity analysis, as well as the Comprehensive Plan Land Use Map (Figure LU-1) and the Land Use Designations, presented later in this Chapter. Housing units could be provided through new development on vacant lands and/or through redevelopment of underutilized lands and/or aging housing stock. New housing could include traditional single-family homes, cottage housing, accessory units, duplexes, triplexes, townhomes, and multi-family housing. Approximately 1,950 units could be provided on properties designated for residential use and for mixed use. The remaining units could be accommodated in commercial designations which allow residential uses.

Aurora Corridor SubArea

The City of Shoreline prepared an Aurora Corridor SubArea Study (Summer and Fall 1996, Winter 1997) with the intent of providing research on the corridor and land use alternatives for the Comprehensive Plan. The objective was to create a thriving and pleasing commercial core that enhances the entire community. The emphasis of this study was to ensure the economic feasibility for a land use alternative and to devise strategies to assure that implementation of improvements will be accomplished. Related to this emphasis were other issues such as urban design, transportation, pedestrian safety, crime prevention neighborhood protection and utility services.

The Aurora Corridor Subarea Study was based upon the following key assumptions:

- use a phased approach to any future changes in the Corridor
- encourage and expect public private partnership
- use sound market principles in developing the plan
- increase the City's overall tax base by making the Corridor more effective and efficient
- create a sense of place for the City
- emphasize the positive uses as attributes of the Corridor
- Improve the visual and physical ambiance of the Corridor
- Buffer neighboring uses
- Preserve and enhance existing businesses
- Amend zoning and other codes to be consistent with the Subarea study.

Issues in the Corridor included:

- constrained lot sizes
- vacant, blighted, deteriorating and underutilized properties
- decreased pedestrian safety, few pedestrian crossings

- lack of a pedestrian/bike trail along the Seattle City Light right of way
- varying levels of stability and financial health of existing businesses
- compatibility with single family homes on the perimeter of the corridor,
- traffic congestion during peak hours
- "strip" development with undefined street edges,
- automobile safety
- unaesthetic appearance of overhead wires, extensive pavement, limited landscape improvements, proliferation of signs
- crime and safety problems

North City Study

In the Winter of 1997 and Spring of 1998, the City of Shoreline staff worked with property owners, merchants, tenants and neighboring residents of the North City Business District to conduct an assessment of the potential to revitalize North City. The issues confronting the district were under-utilization of land, poor aesthetic appearance, parking, safety of pedestrians and autos, cleanliness of the district, leakage of sales to other areas. From this work came a stronger merchants association, ideas on physical improvements, and ways to capture a larger share of the market. The Shoreline City Council recognized the importance of the district and the strides taken by the citizens and merchants by making a budget allocation for staff time to assist the merchant's association. Policies are included in this chapter to address the revitalization of this area through a Main Street Program approach. This approach emphasizes:

Organization: Building consensus and influence of people who have a role in revitalization.

Design: Enhancing the physical appearance and function of the district

Promotion: Marketing the district's assets to investors, potential customers, and new businesses

Restructuring: Strengthening the economic base while expanding new opportunities.

Existing Conditions

With growth during and following the Second World War, Shoreline's residential communities burgeoned, and services and shops expanded to meet this new growth. Today, Shoreline has a preponderance of residential uses, supporting commercial and retail uses, various institutional uses and a few industrial uses. Less than 10% of the total land remains vacant. Single lots scattered throughout the City (rather than large contiguous tracts of land) primarily characterize the vacant land. These uses and transportation corridors make up our existing land use pattern.

Residential development accounts for approximately 64% of the land use in the community. Single-family residences predominate. Multi-family residential development is primarily located near the commercial areas along Aurora Avenue

and in neighborhood centers (e.g., Richmond Beach, Echo Lake, North City and Annexation Area A).

Commercial development including services, retail sales, and light industrial uses (e.g. manufacturing, wholesale, transportation, communications and utilities) accounts for approximately 6% the of land use in the community. Large commercial uses within the City are located primarily along Aurora Avenue. Smaller commercial centers are located throughout the City and include the North City, Ridgecrest, and Richmond Highlands business districts. Industrial uses are limited.

About ~~27~~20% of the land in Shoreline, not including roadways, is occupied by uses dedicated to owned by non-profit or public entities which are exempt from property taxes. These uses include institutional, public or other uses likely to be property tax exempt including institutions, cemeteries, schools, parks and churches. ~~(Roadways are not included in this calculation.) Approximately 12% of the City's assessed land value is attributed to uses not subject to property tax.~~

Goals and Policies

Goal LU I: To assure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps to maintain Shoreline's sense of community.

Policies

- LU1:** Preserve environmental quality by taking into account the land's suitability for development and directing intense development away from natural hazards and important natural resources.
- LU2:** Encourage attractive, stable, high quality residential and commercial neighborhoods with an appropriate variety of housing, shopping, employment and services such as lawyers, doctors, and accountants.
- LU3:** Assure new industrial uses are appropriately located and impacts are mitigated on surrounding uses.
- LU4:** Assure that existing regional land uses and facilities mitigate their impacts and respect the City's integrity (e.g. I-5, Metro King County Bus Barn, Metro-King County Solid Waste Transfer Station.)
- LU5:** Provide land use incentives for uses that enhance the City's vitality through a variety of regulatory and financial strategies that may include:
- priority permit review
 - changed operating procedures
 - road system reclassification
 - property valuation based on current use
 - reduced impact fees

- tax abatement
- methods similar to tax increment financing
- provision of infrastructure through a private-public partnership
- transfer of development rights
- master plans for large sites with clustering of development to preserve open space for such areas as the Cedarbrook School Site, The Highlands undeveloped parcel, DNR land adjacent to Fircrest.
- Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone.

LU6: Subject to the Capital Facilities Plan Element and the concurrency regulations described therein, land use designations and zoning may be revised to match the availability of services, funding capabilities, and facilities.

LU7: Ensure that the Shoreline City Council can amend the Comprehensive Plan once a year, as established in the Growth Management Act, through an amendment process that includes:

- a detailed statement of what is proposed to be changed and why;
- a statement of anticipated impacts from the change and issues presented;
- a demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- a statement of how the amendment complies with GMA goals, Countywide planning policies, City vision, and the State Environmental Policy Act;
- a statement of how functional plans and capital improvement programs support the change;
- public review of the recommended change, necessary implementation, and alternatives to the change; and
- Planning Commission review and recommendation based on findings of fact.

LU8: Ensure that proposed amendments are accompanied by recommended changes to development regulations and modifications to capital improvement programs, subarea, neighborhood and/or functional plans (if any) required to implement the amendment.

Annexation Areas

Goal LU II: To annex unincorporated areas of King and Snohomish CountiesCounty, consistent with the Countywide Planning Policies and the City's Vision Statement, which identify with the City of Shoreline and are within Shoreline's Potential Annexation AreaUrban Growth Boundary.

Policies

LU9: Support annexations that are in the mutual desire, best interest, and general welfare of the community members of the annexation area and the City.

- LU10:** Support annexations:
- in which the areas to be annexed and the City share a community identity;
 - which are logical and orderly and are contiguous with the City;
 - which complete the geographical areas of interest as indicated in pre-incorporation boundaries;
 - which offer benefits and opportunities consistent with City vision statements and framework goals;
 - which balance the short-term costs of annexation with long-term gains to the fiscal health of the annexation areas and the City;
 - to which the City can provide public safety, emergency and urban services at a level equal to or better than services in existence at the time of annexation;
 - where uniform land use, regulations and coordinated impact mitigation are in the best interests of the City and annexation area; and
 - which provide improved local governance for the City and the annexation areas.
- LU11:** Provide information to the Shoreline population and populations of the annexation areas as to the impacts of annexation and solicit input from City citizens and those affected populations in the proposed annexation areas.
- LU12:** Support annexations where the areas and the City share impacts and interests (i.e., transportation systems, water-shed areas, surface water drainage, water quality and shoreline protection, and environmentally sensitive areas).
- LU13:** Assure that adequate funding is in place or will be available within a reasonable time to support required public facilities and services.
- LU14:** Assure that annexation is timely as determined through joint discussions with the City, citizens and/or property owners.

Geographic Areas

- LU15:** Consider the Point Wells area as a logical potential annexation area due to its public road access through the Richmond Beach neighborhood, its contiguous boundary, its use of Shoreline-based public services, and potential development impacts on the City of Shoreline (see Figure I-1 at the end of the Introduction chapter).
- LU16:** Consider Annexation Areas A2 and A3 as logical annexation areas due to their historical relationship with the incorporation movement, their shared community identity, their common topography, sensitive areas, traffic connections and Shoreline based public services (see Figure I-1 at the end of the Introduction chapter).

Intergovernmental Cooperation

- LU17:** Work jointly with King and Snohomish Counties and other applicable jurisdictions to define Potential Annexation Area boundaries under the Growth Management Act.
- LU18:** Establish pre-annexation interlocal agreements with King and Snohomish Counties for the development of land within the areas to be annexed. The agreements are to cover the following:
- potential land use and zoning,
 - development standards,
 - impact mitigation,
 - funding transfers, if applicable,
 - growth phasing, and
 - infrastructure and service provision.
- LU19:** Ensure that citizens in the ~~p~~Potential ~~a~~Annexation ~~a~~Areas are invited to participate in land use, shoreline management, and zoning changes for the annexation areas.
- LU20:** Ensure that newly annexed areas assume an equitable share of the City's bonded indebtedness.
- LU21:** Ensure that newly annexed areas provide resources to preserve and/or improve environmental quality, where appropriate, through identification and protection of water-sheds, open space corridors, preservation of environmentally sensitive areas, water quality, dedication and construction of trail and parks systems, if necessary, and maintenance of existing flora and fauna.
- LU22:** Where the opportunity exists, ensure that permanent urban separators are designated in annexation areas; especially where
- land can serve as wildlife habitat, is environmentally sensitive, or contains a major elevation change,
 - they will help identify community or municipal identities and boundaries.
- Candidate areas include Point Wells, the MacAleer Creek area, and Brueggers Bog.

Residential Development

Goal LU III: To have adequate residential land and encourage a variety of quality residential buildings and infrastructure suitable for the needs of Shoreline's present and future residents.

Policies

LU23: Ensure land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600-2,400 new housing units and the future needs of Shoreline citizens.

LU24: The Low Density Residential designation should be applied to areas currently developed with predominantly single family detached dwellings. Other dwelling types, such as duplexes, single family attached, and accessory dwellings, will be allowed under certain circumstances. The permitted base density for this designation will not exceed 6 dwellings units per acre and the base height will not exceed 30 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning for this area would be R-4 or R-6 Residential.

~~Assure land is designated for a minimum of two single family densities: of 6 dwelling units per gross acre, with a minimum lot size of 7200 square feet in areas where lots are presently 15,000 square feet or less.~~

- ~~• of 4 dwelling units per gross acre with a minimum lot size of 7,200 square feet in areas where lots presently exceed 15,000 square feet.~~

LU25: Establish infill standards for single family houses that promote quality development and reflect the character of the existing neighborhood. These standards should address at a minimum:

- design and siting in accordance with natural environment
- building height
- bulk and scale
- type and number of accessory buildings
- pervious and impervious surface coverage
- lot coverage by buildings
- setbacks for front, back and side yards
- storm water runoff
- provision of public sewers and water
- limits of outside storage of more than one inoperative vehicle
- landscaping
- privacy and defensible space
- attractive street frontage
- screening of on site storage of recreational vehicles and boat
- landscaping
- compatibility with neighborhood character.

LU26: Allow for accessory dwelling units in single family ~~designations of 4 or 6 dwelling units per acre~~houses with the following considerations:

- ~~One~~ accessory dwelling unit per lot;
- ~~The~~ applicant constructs satisfactory stormwater mitigation as defined in the Municipal Code;
- ~~One~~ owner must occupy one of the units;
- ~~Can~~not be larger than 50% of the living area of the main unit; ~~and~~
- ~~One~~ additional off-street parking space must be provided.

LU27: Allow cottage housing in residential areas of 6 dwelling units per acre and up, if they go through design review and adhere to the following characteristics:

- common open space
- reduced parking areas
- detached homes
- common amenities (e.g. garden plots, play areas, storage buildings, orchard)

LU28: The Medium Density Residential designation should be applied to areas with medium density residential dwelling uses; to areas with single family detached dwelling units that might redevelop at slightly higher densities; and to areas currently zoned for medium density residential. Single family homes would be permitted, as would duplexes, triplexes, zero lot line houses, townhouses and cottage housing. Apartments will be allowed under certain conditions. The permitted base density for this designation will not exceed 12 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning designations for this area would be R-8 or R-12 Residential.

~~Ensure that land is designated for medium density housing, such as single family, duplex, triplex, zero lot line houses, townhouses, and cottage housing at densities for 7-12 dwelling units per gross acre. Dwelling units should have the following characteristics:~~

~~Units may be attached to each other or may be detached (stand-alone) units.~~

- ~~Accessory dwelling units only in detached single family houses.~~

LU29: Establish design standards for units occurring at 7-12 units per acre as identified in ~~LU625~~ and LU28.

LU30: Encourage the integration of open spaces into residential neighborhoods, including identification and protection of existing stands of trees and vegetation which serve as a greenbelt buffer, and small pocket parks when adopted and maintained to City park standards by private organizations.

LU31: The High Density Residential designation should be applied to areas near employment and commercial areas; where high levels of transit service are

present or likely; and to areas currently zoned high density residential. This designation creates a transition from high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types would be permitted. The permitted base density for this designation will not exceed 48 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations for this area would be R-12, R-18, R-24 or R-48 Residential.
~~Ensure that land is designated for higher density housing, such as townhouses, and apartments for 13 to 48 dwelling units per acre.~~

LU32: Ensure that new multiple family residential development and redevelopment also:

- preserves and/or enhances existing vegetation, including trees;
- includes architectural/design features, such as building modulation, porches, balconies, window treatment, to enhance the existing community character and improve street frontage;
- addresses siting that protects the natural environment (e.g. habitat areas, site terrain, wetlands);
- respects adjacent development by providing setbacks, height reductions and/or buffers for lesser densities;
- provides an attractive street frontage;
- clusters on site to provide the maximum open space, including recreation and/or play areas and other amenities available to residents;
- provides for privacy between units;
- provides for ground orientation and/or usage for all units;
- provides for on-site, screened parking for vehicles which is not located in front yard setback areas;
- screens any onsite storage for recreational vehicles;
- does not allow for outside storage of more than one inoperative vehicle;
- does not exceed six stories in height;
- provides pedestrian connections within project and to adjacent uses such as bike lanes and walking trails; and
- has screened use for loading and unloading.

LU33: Clustering should be allowed in all residential plan designations and zoning districts through the subdivision process or through a planned unit development process to preserve open space and reduce surface water run-off. Specific limitations or incentives for clustering will be established in the zoning code to assure that clustered development will be compatible with the surrounding land uses.

LU34: Clustering should have densities consistent with the underlying zone unless substantial public benefits can be achieved, such as:

- 15% of the units are affordable
- additional stormwater mitigation is provided to meet problems both on and off site

- 20% more open space over required amounts is provided.
- Clustered densities should not exceed the underlying zone densities by over 25%.

Mixed Use Development

Goal LU IV: To assure that a mix of uses, such as service, office, retail, and residential, are allowed either in low intensity buildings placed side by side or within the same building in designated areas, on arterials, or within close walking distance of transit, serving a neighborhood commercial and residential function.

Policies

LU35: The Mixed Use designation should be applied to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses. The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved. Appropriate zoning designations for the area might include Mixed Use Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, Neighborhood Business, Community Business, Office, R-12, R-18 and/or R-24.

~~Consider the establishment of a Special Study Area for the area between North 175th Street and North 185th Street between Linden Avenue North and Fremont Avenue North which might allow low scale mixed use development, including service, office, retail and multifamily uses on contiguous areas of at least 15,000 square feet.~~

~~This designation would provide for:~~

- ~~-either multifamily or service/retail/office uses on the ground floor, and on upper floors multifamily uses only~~
- ~~-1-3 stories~~
- ~~-smaller scale buildings~~
- ~~-pedestrian connections~~
- ~~-transit access~~
- ~~-landscaping and buffering~~
- ~~-density of 12-24 units per acre~~
 - ~~• design review to cover height, lot coverage, impervious surface, compatibility with neighboring land uses, architectural interest, and street frontage improvements~~

LU36: ~~Ensure a land use designation called MU2 which would be applied to an area larger than 15,000 square feet that allows for mixed use development including service, office retail and multifamily uses to co-exist within the same buildings or in adjacent buildings. This designation would have the following characteristics:~~

- ~~-2-4 stories in height~~
- ~~-density of 12-36 units per acre~~

~~-serves one or more neighborhoods~~

~~It would address:~~

~~-lot coverage~~

~~-impervious surface~~

~~-parking requirements~~

~~-surface water conditions~~

~~-landscaping~~

~~-open space requirements~~

~~-architectural interest~~

~~-street frontage improvements~~

~~-design review~~

~~-appropriate scale and bulk to surrounding uses~~

~~-associated public amenities~~

~~It would be applied to commercial areas in Richmond Beach, Richmond Highlands, Ridgecrest (Northeast 186th Street and 5th Avenue Northeast), Aurora Corridor, Northeast 163rd Street and Linden and Westminster Way from North 145th Street to North 150th Street.~~

~~LU37: Ensure a land use designation called MU3 which would be applied to areas larger than one acre that allows for mixed use development including medium scale office, commercial and multifamily uses to co-exist within the same building or in adjacent buildings. Light industrial uses may also be allowed with conditions, appropriate siting and distance from neighboring land uses. This designation would have the following characteristics:~~

~~-1-8 stories in height~~

~~-density of 24-48 units per acre~~

~~-pedestrian connections~~

~~-transit access~~

~~-public amenities~~

~~-parking behind or under structures,~~

~~-establish public view corridors~~

~~-approved site plan~~

~~-public review~~

~~-preservation of environmentally sensitive areas~~

~~-buffering between development and adjacent residential uses~~

~~It would be applied to the Point Wells area.~~

Commercial Development

Goal LU V: To ensure that adequate land is designated for community-serving, and regional-serving commercial areas and that that these areas are aesthetically pleasing and have long term economic vitality.

Policies

LU38: The Community Business designation should be applied to areas within the Aurora Corridor Overlay District, North City and along Ballinger Road. This

designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. The base height for this designation will be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, Neighborhood Business, Community Business, or Office.

LU38.1: The Regional Business designation should be applied to an area within the Aurora Corridor Overlay District north of 185th St. and south of 192nd St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved. Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, Community Business, Office, or Regional Business.

~~Provide for two levels of commercial development, regional commercial and community commercial, with the following characteristics:~~

~~Community commercial would allow for businesses and services~~

- ~~-that serve several neighborhoods~~
- ~~-with building heights of 3-6 stories~~
- ~~-pedestrian connections~~
- ~~-with a street orientation~~
- ~~-with landscaping~~
- ~~-on a transit route~~
- ~~-with parking behind structure or under structure~~

~~Multifamily Residential uses would be allowed with conditions.~~

~~Light industrial uses could be allowed, with conditions, after a site review.~~

~~Regional commercial would allow for businesses and services~~

- ~~-that serve Shoreline and beyond,~~
- ~~-with building heights of 4-8 stories~~
- ~~-with pedestrian connections~~
- ~~-with street orientation~~
- ~~-with landscaping~~
- ~~-with parking behind or under structures~~
- ~~-with architectural interest, such as building modulations, roof treatments~~
- ~~-with proximity to a major arterial with transit service~~

~~Multifamily residential uses would be allowed with conditions.~~

~~Uses included are reflected in Land Use Matrix at the end of this chapter.~~

- LU39:** Ensure vital and attractive commercial areas through a public/private investments including:
- pedestrian amenities and street aesthetics, such as trees, benches, etc.
 - adequate transportation services such as bus routes, parking, roads, loading and delivery zones, bicycle and pedestrian routes
 - public spaces such as plazas, pocket parks, intersection treatments and amenities, and public squares
 - appropriate signage excluding billboards
 - transportation demand management programs such as carpooling, and bus usage
 - gateway treatments and public art

Public involvement will be required.

- LU40:** Provide incentives such as increased height and bulk up to 30% of allowed floor area ratio if a development provides at least three of the following:
- public plaza with landscaping
 - landscaping which exceeds requirements by 30% or more
 - pocket parks available for the public and maintained by the commercial development
 - substantial public amenities such as art, exceptional street treatment through furniture, fountains, or public informational kiosks
 - architectural features such as clock towers, facade treatments, distinctive building entrances, public meeting rooms and gathering spaces
- ~~public involvement~~

Public involvement will be required.

Industrial Development

Goal LU VI: To ensure that industrial uses are and will be appropriately sited and mitigated, and provide employment opportunities available to Shoreline residents.

Policies

- LU41:** Ensure that existing industrial uses adjacent to I-5 derive access from that highway and mitigate their impacts on the adjacent land uses and City streets.
- LU42:** Ensure that industrial development provides for the following improvements:
- paved streets
 - adequate parking for employees and business users
 - landscaping along or within streets, sidewalks and parking areas to provide an attractive appearance
 - adequate storm water control, including curbs, gutters and stormwater retention facilities

- public water supply
- public sewers
- controlled traffic access to arterials and intersections

LU43: Support a development review process for additions or enlargements to existing industrial uses that:

- includes a public review process
- protects environmental quality
- mitigates potential impacts on utility and capital facilities
- provides for an efficient and timely review process

Commercial Areas

Goal LU VII: To increase the vitality and economic development in the North City and Aurora business areas through a public/private effort.

Neighborhood Business Areas

Policies

LU44: Provide public investment and ~~attention-priority services~~ to specified neighborhood and community business areas to increase their overall economic health through methods such as:

- organizational development of the merchants association
- coordinated permit review for new development
- coordinated land use planning and subarea planning for business and neighborhood areas
- Metro King County transit improvements
- transportation and traffic improvements
- pedestrian and bicycle improvements
- aesthetic improvements such as street trees and street furniture
- enhanced business area image
- community-building through events and celebrations
- an area-specific Environmental Impact Statement
- a "Main Street Program" approach, if suitable

Aurora Corridor

Goal LU VIII: To redirect the changes in the Aurora Corridor from a commercial strip to distinct centers with variety, activity, and interest by:

- balancing vehicular, transit, and pedestrian needs
- creating a "sense of place" and improving image
- protecting neighborhoods
- encouraging businesses to thrive
- using a strategy based on sound market principles

Goal LU IX: To increase the City's role in economic development for the Corridor.

Policies

- LU45:** Pursue opportunities to improve the City's image and a sense of place on the Corridor as a place to do business and attract retail activity.
- LU46:** ~~Focus on developing a city center between the intersections of North 175th and North 185th which includes the variety and activity of a downtown such as a wide mix of retail, services, housing, civic facility, public gathering places, smaller city blocks, transit center, entertainment, etc.~~
- LU47:** Include parks in the Aurora Corridor at Echo Lake, ~~in the city center,~~ and at ~~North N.~~ 160th Street.
- LU48:** Ensure that street design and urban design in general is distinctive in the center part of the Corridor, from 175th through 185th.
- LU49:** Amend the Aurora Overlay Ordinance to allow a wide range of uses, strengthen design standards (while providing criteria to enable flexible approaches to implementation), include a street tree plan, and contain development incentives to respond to the changing development market.
- LU50:** Encourage the redevelopment of key, underused parcels through incentives and public/private partnerships.
- LU51:** Initiate opportunities to build a showcase development as an example and template for future development.
- LU52:** Encourage a mix of residential and commercial development throughout the Corridor.
- LU53:** Encourage a broad mix of uses in close proximity to create retail synergy and activity.
- LU54:** Protect adjacent single family neighborhoods from traffic, noise, crime, and glare impacts of the Corridor through design standards and other development criteria.
- LU55:** Seek shuttle transit service for the Corridor.
- LU56:** Negotiate with Seattle City Light and work with City Light ROW leaseholders to obtain ~~for an easement to develop a non-motorized Interurban Trail~~ and other public amenities from ~~North N.~~ 145th to ~~North N.~~ 200th streets.
- LU57:** ~~Encourage~~ The Interurban Trail to should provide cross-town access, enhance the Corridor, ~~and to connect~~ to other trails, walkways, and sidewalks, accommodate and consider other public facilities and civic improvements, and ~~to buffer~~ private property.

- LU58:** Improve lighting and law enforcement to help reduce crime and improve safety.
- LU59:** Provide opportunities and amenities for higher density residential communities to form within or adjacent to the Aurora Corridor in harmony with the surrounding neighborhoods.
- LU60:** Assist with land assembly, redesign rights-of-way to improve intersections and assemble property for redevelopment.
- LU61:** Use sound market principles to develop and implement the Plan.
- LU62:** Use a phased approach to implementing the Plan.
- ~~**LU63:** Focus the City's energy, incentives, investments, and capital improvements in the area between North 170th Street and North 186th Street to draw a mix of uses that comprise a complete, active downtown.~~
- LU64:** Direct special projects toward sites with the greatest development potential.
- LU65:** Master Plan areas of the Aurora Corridor ~~the downtown area~~ to include smaller city blocks, a park/plaza in the Seattle City Light Right-of-Way, a transit center, and large public areas for a mix of city activities.
- LU66:** Pursue methods to consolidate developable lands in order to facilitate economic revitalization, ~~such as the vacation of Westminister Way North of North 155th to consolidate developable lands between the Denny's triangle and the Sears complex.~~
- LU67:** The Public Facilities designation should be applied to a number of current or proposed facilities within the community. The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued, or the underlying zone permits a greater height. It is anticipated that the underlying zoning for public facilities shall remain unless adjusted by a formal amendment to this plan.
- LU68:** The Single Family Institution should be applied to a number of institutions within the community that serve a regional clientele on a large campus. The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued, or the underlying zoning permits a greater height. It is anticipated that the underlying zoning for this designation shall remain the same unless adjusted by a formal amendment to this plan.

LU69: The Public Open Space should be applied to all publicly owned open space and to some privately owned property that might be appropriate for public acquisition. It is anticipated that the underlying zoning for this designation shall remain.

LU70: The Private Open Space designation should be applied to all privately owned open space. It is anticipated that the underlying zoning for this designation shall remain.

LU71: The Special Study Area designation should be applied to some areas of the community which might be appropriate for further study. The base height for this designation shall be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan/zone has been approved.

[Note: At the direction of the City Council the Land Use Designations that follow replace the Land Use Matrix (map designations) that appeared in the Draft Comprehensive Plan of July 11, 1998.]

Land Use Designations

Low Density Residential

This designation has been applied to areas currently developed with predominantly single family detached dwellings. Other dwelling types, such as duplexes, single family attached or accessory dwellings, will be allowed under certain circumstances. The permitted base density for this designation will not exceed 6 dwelling units per acre and the base height will not exceed 30 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations for this area would be R-4 or R-6 Residential.

Medium Density Residential

This designation has been applied to areas with medium density residential dwelling uses; to areas with single family detached dwelling units that might redevelop at slightly higher densities; and to areas currently zoned for medium density residential. Single family homes would be permitted, as would duplexes, triplexes, zero lot line houses, townhouses and cottage housing. Apartments will be allowed under certain conditions. The permitted base density for this designation will not exceed 12 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations for this area would be R-8 or R-12 Residential.

High Density Residential

This designation has been applied to areas near employment and commercial areas; where high levels of transit service are present or likely; and to areas currently zoned high density residential. This designation creates a transition from high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types would be permitted. The permitted base density for this designation will not exceed 48 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations for this area would be R-12, R-18, R-24 or R-48 Residential.

Community Business

This designation has been applied to areas within the Aurora Corridor Overlay District, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connections and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. The base height for this designation will be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, NB, CB, or O.

Regional Business

This designation has been applied to an area within the Aurora Corridor Overlay District north of 185th Street. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connections and amenities are anticipated. The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved. Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, CB, O or RB.

Mixed Use

This designation would be applied to a number of stable or redeveloping areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses. The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved. Appropriate zoning designations for this area might include Mixed Use Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, NB, CB, O, R-12, R-18 and/or R-24.

Public Facilities

This designation has been applied to a number of public facilities within the community. The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zone district permits a greater height. It is anticipated that the underlying zoning for public facilities shall remain unless adjusted by a formal amendment to this plan.

Single Family Institution

This designation has been applied to a number of institutions within the community that serve a regional clientele on a large campus. The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zoning permits a greater height. It is anticipated that the underlying zoning for this designation shall remain the same unless adjusted by a formal amendment to this plan.

Public Open Space

This designation has been applied to all publicly owned open space and to some privately owned open space that might be appropriate for public acquisition. It is anticipated that the underlying zoning for this designation shall remain.

Private Open Space

This designation has been applied to all private open space. It is anticipated that the underlying zoning for this designation shall remain.

Special Study Area

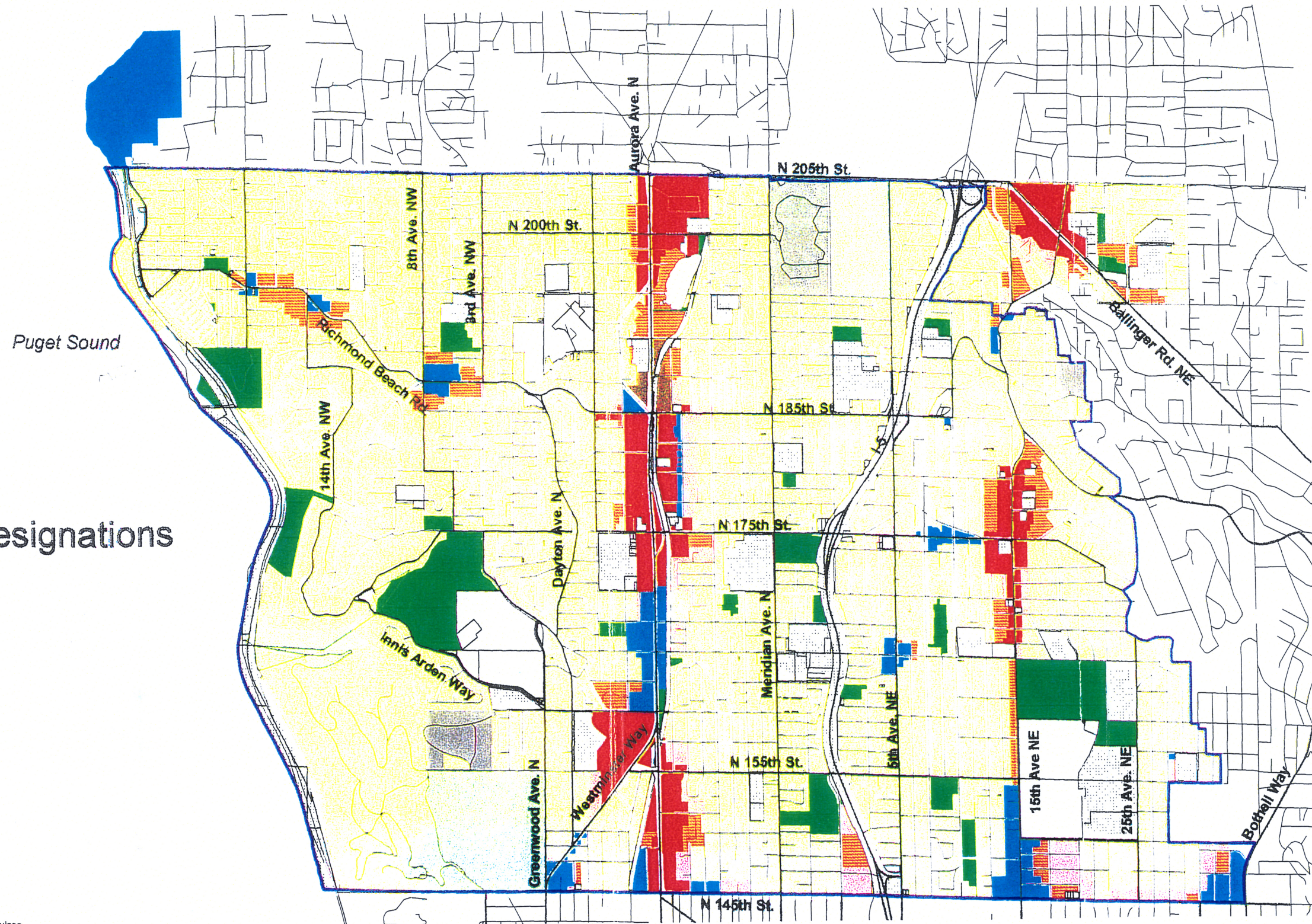
This designation has been applied to some areas of the community which might be appropriate for further study. The base height for this designation shall be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan has been approved. It is anticipated that the underlying zoning for this designation shall remain.

Figure LU-1:
Land Use Designations

-  Shoreline City Limits
-  King County Roads
-  Residential Street
-  Collector
-  Snohomish County Roads
-  New Park at Echo Lake
-  Future Land Use
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Community Business
-  Regional Business
-  Public Facilities
-  Single Family Institution
-  Public Open Space
-  Private Open Space
-  Special Study Area



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