



CITY OF SHORELINE

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Shoreline, Washington 98133-4921

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SPECIAL MEETING NOTICE **for the** **SHORELINE PLANNING COMMISSION**

As required by RCW 42.30, the Open Public Meetings Act, YOU ARE HEREBY NOTIFIED THAT TWO SPECIAL MEETINGS OF THE PLANNING COMMISSION WILL OCCUR ON THE FOLOWING DATES AND TIMES:

7:00 PM WEDNESDAY, MAY 4TH, 2005

SHORELINE CONFERENCE CENTER – BOARD ROOM
18560 1st Ave NE, Shoreline

7:00 PM THURSDAY, MAY 5TH, 2005

SHORELINE CONFERENCE CENTER – BOARD ROOM
18560 1st Ave NE, Shoreline

THE PURPOSE OF THESE SPECIAL MEETINGS IS TO CONDUCT A PUBLIC HEARING ON THE ECHO LAKE REZONE AND SEPA APPEAL, THIS WILL BE A JOINT MEETING WITH THE HEARING EXAMINER.

Dated this 26th day of April, 2005
Jessica Simulcik | Planning Commission Clerk

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AGENDA
CITY OF SHORELINE JOINT PLANNING COMMISSION
& HEARING EXAMINER
SPECIAL MEETING

Wednesday, May 4, 2005
7:00 p.m.

Shoreline Conference Center | Board Room
18560 1st Ave NE

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. PUBLIC HEARING	7:02 p.m.
i. Testimony to Planning Commission Regarding Echo Lake Rezone - File #201372	
a. Staff Report	
b. Applicant Testimony	
c. Public Testimony or Comment	
ii. Hearing Examiner Appeal Testimony Regarding Echo Lake SEPA – File #201372	
4. CONTINUE PUBLIC HEARING TO MAY 5TH, 2005	
5. ADJOURNMENT	
Due to room availability, meeting must adjourn no later than 10 p.m.	

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.

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AGENDA
CITY OF SHORELINE JOINT PLANNING COMMISSION
& HEARING EXAMINER
SPECIAL MEETING

Thursday, May 5, 2005
7:00 p.m.

Shoreline Conference Center | Board Room
18560 1st Ave NE

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. CONTINUED PUBLIC HEARING	7:02 p.m.
i. Testimony to Planning Commission Regarding Echo Lake Rezone - File #201372	
a. Public Testimony or Comment	
ii. Hearing Examiner Appeal Testimony Regarding Echo Lake SEPA – File #201372	
4. CLOSE PUBLIC HEARING	
5. ADJOURNMENT	
Due to room availability, meeting must adjourn no later than 10 p.m.	

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PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Type C Action: Rezone Application – Echo Lake

DEPARTMENT: Planning and Development Services

PRESENTED BY: Tim Stewart, Director
Kim Lehmborg, Planner II

I. PROPOSAL

This application before the Planning Commission is a request to change the zoning designation for a site that is split-zoned, and create a contract zone.

Type C Actions are reviewed by the Planning Commission, where an Open Record Public Hearing is held and a recommendation for approval or denial is developed. This recommendation is then forwarded to City Council, who is the final decision making authority for Type C Actions.

The applicant, Echo Lake Associates, proposes to modify the existing zoning designations for an 8.61-acre, split-zoned parcel located on the south shore of Echo Lake, at 19250 Aurora Ave. N. The proposal is to change the zoning of the entire parcel to RB-CZ, Regional Business with contract zone, in order to facilitate a cohesive mixed use development than would be possible under the current split-zoning of the property (2.21 acres of RB and 6.4 acres of R-48, high density residential).

Current Comprehensive Plan designations for the parcel are as follows: the western portion of the site (approximately 1.85 acres) is designated as MU, Mixed Use, the eastern portion (approximately 6.1 acres) is designated as HDR, High Density Residential. There is a 50-foot wide strip (approximately 34,773 square feet) along the northern border from Aurora to the inter-urban trail that is designated POS, Public Open Space.

Note that this rezone request cannot be approved unless and until the Comprehensive Plan land use map is changed to a designation that supports the Regional Business zone. A High Density Residential designation does not support a Regional Business zoning designation. At the April 21, 2005 meeting, the Planning Commission voted to recommend approval of changing that portion of the Comprehensive Plan map designated High Density Residential to Mixed Use, which would support the requested change.

A vicinity map showing current Comprehensive Plan designations is attached as **Attachment A**. A vicinity map showing existing zoning for the project site and adjacent properties is located in **Attachment B**.

The zoning change is to be associated with a particular development scheme as proposed by the applicant, with certain site-specific conditions. Therefore it will be a “contract rezone” that ties the approval of the rezone to the development plan, and the actual zoning designation would be RB-CZ, Regional Business Contract Zone. The RB zoning district allows the most flexibility in terms of permitted uses and design. The development plan under consideration as part of this rezone is a mixed use development, combining residential and non-residential uses. The proposed uses include retail/trade, offices, housing (possibly low to moderate-income senior housing apartments), market-rate housing (condominium units), possibly a YMCA, and open space associated with the buffer around the lake.

The contract zone gives the City and the applicant some level of assurance of the expected characteristics of the proposed development while allowing a more detailed, “project-level” environmental review than is normally associated with a rezone (or “non-project action”). The restrictions under the contract are proposed due to the nature of the site, its size and proximity to Echo Lake.

The proposed contract rezone would limit the intensity of the development to 182,000 square feet of commercial uses and 350 housing units in four separate buildings, with parking structures underneath the buildings. A wetland buffer of 115 feet will be established adjacent to the lake to become permanent open space. Total building coverage would be approximately 188,000 square feet. Under the current zoning, up to 240,000 square feet of commercial space and 357 housing units would be allowed. An illustrative site map and site section are provided in **Attachment C**.

The following table is provided to reflect the differences in development standards for R-48 residential development (allowed by the current zoning) and RB commercial and mixed use development. As the table shows, there is not a significant difference in development standards between the R-48 zoning and the RB zoning that is proposed.

Standard	R-48	RB – Mixed Use
Front Yard Setback	10'	10'
Side yard Setback (non-residential zones)	5'	0'
Rear yard Setback 5' (non-residential zones)	5'	0'
Side and Rear Setback (from R-4 and R-6)	5'	20'

Standard	R-48	RB – Mixed Use
Side and Rear Setback (from R-8 through R-48)	5'	15'
Base Height	35' * (40' w/ pitched roof)	65'
Max Impervious Surface	90%	90%

* *Exception #8 to Table 20.50.020(1): For development on R-48 lots abutting R-4, R-6, and R-8 zoned lots the maximum height allowed is 35 feet. The height of these lots may be increased to a maximum of 50 feet with the approval of a conditional use permit or to a maximum of 60 feet with the approval of a special use permit.*

Note that allowable impervious surface is essentially the same for both zoning districts, although in the RB district the limitation is 95% for developments that are strictly residential (not mixed use, as proposed). Normally, all areas of the site except submerged lands are included in the calculations for impervious surface. If this project were to include the wetland buffer as pervious surface in the calculations, the total amount of impervious surface would be approximately 85% for the project. However, in keeping with the intent of the code and to encourage more landscaping and pervious (softscape) areas throughout the development, staff has proposed a condition that 100 feet of the pervious wetland buffer not be counted in the impervious surface calculations.

II. FINDINGS

1. SITE

The subject site is generally located at the southern end of Echo Lake, currently occupied by the Holiday Resort trailer park, an abandoned restaurant, a gas station/minimart, and a used car dealership. There are approximately 100 living units which have been described as affordable units, which amounts to approximately 15 units per acre. The main access to the site slopes down from Aurora approximately 15% from the former restaurant and the car dealership toward the trailer park. Near the eastern boundary where the property abuts the inter-urban trail there is an abrupt 10 – 20 foot grade change up to the trail. There are about 75 significant trees on site.

2. NEIGHBORHOOD

The project site is located in the Echo Lake Neighborhood. Access to the property is gained from Aurora Ave. N (State Highway) and N. 192nd Street (a residential street). To the north of the RB-zoned portion of the site is high density development and zoning. There is a small strip of lakeside single-family development abutting the far northeastern corner of the property which is zoned R-6, Residential, 6 units per acre. Along the eastern border of the site runs the inter-urban trail, and beyond that is single-family

development and zoning. The Metro Transit Center is a short distance up the trail to the north. To the west is commercial development along Aurora; across Aurora is the Metro Park and Ride facility. The parcel to the southwest of the site is commercially developed and is zoned I, Industrial. To the southeast is single-family development with low to medium density zoning.

3. PUBLIC PROCESS AND COMMENTS

The application process for this project began on August 20, 2004 when the first of two pre-application meetings was held with the applicant and city staff. The applicant then held three neighborhood meetings; the last one being on December 8, 2004. The formal application was submitted to the City on December 30, 2004. The application was determined complete on January 14, 2005. A public notice of application and public hearing was posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the sites on January 20, 2005. This notice solicited public comments on the proposal and preliminary SEPA Threshold Determination. Fourteen letters and one phone call were received during the public comment period. Many additional letters have been received since the close of the comment period. Copies of the comment letters are being provided to the Planning Commission under separate cover as **Attachment D**. (Because the Planning Commission has already received the majority of the comment letters in their April 14th packet, this packet will only include those letters that have been received since that packet went out.) Letters may be viewed at the Planning & Development Services Department; copies are available upon request.

Issues commented upon included adequacy of infrastructure, the Echo Lake and wetland environment, a piped watercourse under the project site, displacement of low-income housing units, historic preservation, traffic impacts, privacy issues and vermin abatement. This report attempts to address these issues. Many comments were received regarding the City Hall acquisition procedure and design. These comments are not addressed in this report, and Echo Lake is no longer a prospective City Hall site.

The Planning Commission held a workshop that introduced the proposal on February 3, 2005. Some questions were raised at that workshop to which the applicant has provided a response (**Attachment E**).

A Notice of Public Hearing with SEPA Threshold Determination was mailed to the property owners within 500 feet of the project site, as well as the parties of record, on February 9, 2005. An electronic copy of this notice was sent on February 10, 2005 to those parties of record who provided only their e-mail addresses. The site was posted and the notice was published in the Seattle Times and Shoreline Enterprise. A corrected notice was sent February 15th. The original notice contained an error regarding the appeal information.

The SEPA Threshold Determination was appealed on March 2, 2005. The appeal is being heard by the Hearing Examiner at the joint public hearing with the Planning Commission for the project. The applicant's proposal for a Comprehensive Plan Amendment was heard at a separate public hearing on April 14, 2005.

The original application for this action was for both a Comprehensive Plan Amendment and concurrent re-zone. Since the appeal, the two actions were separated. The SEPA Mitigated Determination of Nonsignificance was subsequently amended to reflect the change in the application. See **Attachment F** for the memo to the file and amended Notice of Public Hearing with SEPA Threshold Determination.

4. ENVIRONMENTAL REVIEW

City staff has reviewed the environmental checklist and reports submitted with the application, including a traffic report, wetland survey, historical report and geotechnical report. Staff has also received input from citizens and other agencies regarding the site environment.

Echo Lake/Wetland. The term "waters of the state" refers to WAC 173-201A Water Quality Standards for Surface Waters of the State of Washington. WAC 173-201A-010 (2) states " Surface waters of the state include lakes, rivers, ponds, streams, inland waters, saltwaters, wetlands, and all other surface waters and water courses within the jurisdiction of the state of Washington". All surface waters are protected by narrative criteria, designated uses, and an antidegradation policy. Echo Lake is classified as Salmon and Trout Spawning, Core Rearing, and Migration (WAC 173-201A-200) and is designated use for recreation is Extraordinary Primary Contact Recreation (WAC 173-201A-200 (2)(b)).

Echo Lake is classified and regulated as a Type II wetland under City codes (SMC 20.80), as the City has no "lake" category codified. Echo Lake is a headwaters to McAleer Creek, which is a salmonid-bearing stream; thus the quality of its water is very important. The site currently has no water quality devices, site run-off flows directly into the lake without treatment. There is a grassy buffer around most of the south side of the lake, with some buildings and mobile units within 20 to 30 feet of the water.

The current Development Code requires a maximum buffer of 100 feet for Type II wetlands. Limited uses are allowed in the buffer, such as passive recreation (e.g. viewing platforms, pervious trails) under SMC 20.80.330.F.

Wildlife. There are a number of animal species that are found on-site and supported by the lake. Many species of birds are found there, including waterfowl (ducks, cormorants, heron), hawks, osprey, eagle and numerous songbirds. Also in the lake are frogs and turtles. The lake is regularly stocked with trout that provide food for the birds as well as recreational value. Raccoons and opossums are often seen.

Geotechnical and Soils. A soils and geotechnical report was prepared for the site by Pacrim Geotechnical, Inc. Natural groundwater table was not encountered at the time of their explorations. In Test Pit 2 at the location near Echo Lake, seepage was observed at four feet below grade. In Test Pit 8, seepage was observed at seven feet below grade. The seepage conditions observed in these test pits were interpreted by the geotechnical engineer as local groundwater perched atop of native Glacial Till, and are not likely continuous. Site soils consist of fill and dense native Glacial Till and

Advanced Outwash. The report contains recommendations for foundation construction and notes that the site is appropriate for supporting development as long as geotechnical recommendations are followed.

Phase I & II Environmental Assessments were conducted on the site in 2002 when it was sold to its current owner. Some contaminated soils were found, mainly in association with the gas station and car dealership. As of this time, half of the contamination has been cleaned up; the remainder will be cleaned-up along with the decommissioning of the trailer park or with the respective new projects as they are developed.

The reports are available upon request.

Traffic, Infrastructure, Parking and Utilities. A traffic impact analysis was conducted for the proposed development (*Perteet, December 30, 2004*). The study focused on comparing the expected traffic impacts of the proposal with the expected impacts of what would be allowed under the current zoning. The comparison in this report projected impacts to the year 2010. It found no significant differences are to be expected between what would currently be allowed on site as compared to the proposed project.

An amendment to the study was prepared by Perteet (March 10, 2005). This report projects impacts to the year 2015, and indicates that intersection improvements will be required if the site is built out to the maximum proposed. The level of improvements will be determined at the time of site development, based on the build-out of the project. If the project is built out as proposed, a turn lane will be required on N. 192nd St.

While the studies use City Hall as a proposed use for the trip generation calculations, the trip generation numbers for a government office are the same or higher than for a general office use. Therefore, these numbers are transferable for analysis of the current project impacts. However, if the use of that amount of space attributed to City Hall (comparable to office use), changes to retail for example, additional study would be required. **Attachment G** contains a comparison of trip generation numbers and Level of Service analysis from the March 10, 2005 study.

The main access to the site areas will be off of N. 192nd St. In addition, there will be two driveways off of Aurora Ave. N. It is expected that one of these driveways will be right turn only in and out. Exact configuration of the traffic and circulation patterns will be analyzed in further detail at the time of site development. Frontage improvements will also be required for this project at the time of site development, both along Aurora Ave. N. and N. 192nd Street. These improvements will include sidewalk, curb and gutter and amenity zone.

Parking analysis indicates that for the proposed build-out, the proposed number of parking spaces appears to be adequate. For residential apartments, the required number of parking spaces averages out to 1.625 per unit. Multiply this by 350 equals 569 spaces. For most commercial uses, one space is required for every 300 square

feet of floor area. The proposed 182,000 square feet of commercial space, divided by 300 equals 606 spaces. The total in this analysis is 1176 spaces. The proposal is to provide 1,125 spaces, which is 51 fewer spaces than in this analysis. Section 20.50.400 of the Development code allows up to a 20% reduction of required parking with coordinated design and shared access to consolidated parking areas linked by pedestrian walkways. It also allows the parking requirement for primarily nighttime uses to be served by primarily daytime uses. The Director may approve up to a 50% reduction of required spaces for uses that are in proximity to transit, or that can show that parking demand can be adequately met through a shared parking agreement. Since this is a mixed use development that is in close proximity to two major transit facilities, it can be argued that a reduction in the parking requirement would be approved.

Adequate utilities, infrastructure and transit exist in the area. Notice of this application was sent to all utilities serving the area and no comments were received. Additionally, water and sewer availability certificates were submitted as part of the application requirements. These certificates indicate adequate capacity for the proposal. Additional water (fire flow) and sewer certificates are required for individual building permits.

Drainage and Piped Watercourse. A 30-inch corrugated piped conveyance runs along the west property line of the site, in the Aurora Ave. N. right-of-way at a depth of between 10 feet at the south end to near 20 feet towards the north end. The depth is needed because it is running counter to the natural topography. The pipe turns to the east at the northwest corner of the site, following the north property line of the site, then flows into Echo Lake. A 1958 map that depicted an 18" culvert under Aurora Avenue and those along 192nd indicate the historic presence of water at these points. Road builders and road engineers placed culverts at known places of water to protect the road bed and prevent ponding of water adjacent to roads. Size of culverts gives only a relative indication of amount of water. The sizes used at Aurora and 192nd were 18" diameter. Road culverts typically were placed at natural points, i.e. stream channel, or somewhat on convenience of down-stream impacts, i.e. not towards a house but select forested undeveloped tract of land. The 1958 map depicts 3-surface inlets (2 12" pipes and 1 18" pipe) with one 18" outlet pipe. This indicates that the inflows were not great, as the outlet pipe would have been larger than 18". The current Metro park-n-ride was a bog that drained towards Echo Lake via N. 192nd St. It then flowed in a 12" pipe under the mobile home park and into Echo Lake.

When Aurora was built and the land developed it may or may not have had channelized (stream) flow into Echo Lake at the SW corner. It is not known if there was a clearly defined channel, how large a channel might have existed or flow quantities. Current topography does not indicate a defined channel.

The smaller catch basin system on site is an older system that collects site drainage. The southern portion flows south and connects with the bigger pipe, which then flows north. The northern section of the smaller pipe flows north and connects directly to the lake. The City's Stream and Wetland Inventory shows only one conveyance, dubbed

EL2. It appears to show the large conveyance turning east at about the midpoint between the south and north ends of the large pipe, then going through the property and along to the lake. There are in fact currently two systems, the larger one that runs south to north in the right-of-way before turning east onto private property at the north property line of the project site, and the smaller catch basin system on site. Piping installed prior to 1973 (adoption of federal Clean Water Act), would be considered part of the stormwater conveyance system, and not a stream.

Currently, surface water from the site flows into Echo Lake. It is neither treated nor detained. Redevelopment of the site will require that surface water from new pollution-generating surfaces be treated for water quality before discharge, and the remainder of the drainage be detained. At the time of redevelopment, the City will require a drainage easement for that portion of the large pipe that is on private property.

Historic Home. The site contains an historic house. The Weiman House, built in 1924 in the colonial revival style, is not on the state or national registry of historic landmarks, nor is it considered to be eligible for registry. In 1947, the property was sold to C.B. McNaughton who built resort cabins on the acreage. The cabins were removed in the early 1960s when the McNaughtons started the Holiday Resort and Trailer Park, which still occupies the surrounding six acres. Construction of this trailer park, including the siting of trailers immediately adjacent to the building, has altered the historic lakeside setting of the house. Further, there have been moderate to extensive changes to the physical appearance of the house, including the floor plan, windows and original cladding. **Attachment H** contains an historical report on the house. Tracy Tallman, a community member, has done some additional research on the history of Echo Lake and submitted her findings, which may be found in **Attachment D**, *"The History of Echo Lake and the significance of the Weimann House."*

It is expected that this house will be removed for the proposed development. In January, staff contacted the King County Historic Preservation Officer regarding this project, who had reported back to staff that because of the recent history of the house, and extensive alterations to it and the site, no mitigation was recommended. Since this initial contact, the County Officer has been in touch with members of the public regarding the possibility of a landmark designation for the house. He then contacted staff on March 22, and said that the Weiman house isn't an outstanding candidate for landmark designation but has potential. On April 4, 2005, he presented the following recommendations for the disposition of the house:

"My recommendation in brief is to encourage the project proponent to find a means of incorporating the house into the plan for the site, preferably in its current location and with some green area around it (and ideally an open view to and from the lake). Moving it on site to a better location would be preferable to demolition. If demolition is the only feasible alternative, the property and its history should be documented (current and historic photos, additional research, etc.) and the project proponent should advertise the house for moving and contribute the cost of demolition and disposal to whomever moves the building."

Housing. The site is currently underdeveloped (15 units per acre) to the current zoning standards, which between the R-48 zoning and the RB zoning, would allow approximately 357 units. The R-48 zoning allows 48 units per acre, while Regional Business zoning allows unlimited density (as long as other requirements of the Code are met, such as parking). This contract zone proposes to limit the density to 350 units. Thus the rezone will not result in a significant loss of potential land for housing. The development would result in a loss of 101 units; a proposed condition is to require that 40% of the new units to be low to middle-income affordable units, with the remainder being market-rate units.

Tree Removal. There are a number of significant trees located on the subject site. The SMC requires retention of at least 20% of the significant trees (SMC 20.50.350(B)(1)), with certain exceptions. The site design for a typical development proposal would also be required to meet the requirements of 20.50.350(D)(1-9) which stipulates that trees be protected within vegetated islands and stands rather than as individual, isolated trees scattered throughout the site. Re-planting would be required under 20.50.360. Because the urban densities and design of this proposal promotes the economic value of development consistent with the Shoreline Comprehensive Plan, and this value must be balanced with other competing values, staff is recommending that the contract rezone exclude the development standards for clearing activities (SMC 20.50.350) from areas of the site outside of the wetland buffer. This means, in effect, that the tree protection requirement would only apply within the wetland buffer and the other trees on the site would not be protected. To offset the impact of loss of trees for habitat, a proposed condition is to have an approved habitat restoration plan be implemented within the wetland buffer prior to Certificate of Occupancy for any of the buildings on the site.

Aesthetics and Land Use. The RB zoning district has a building height limit of 65 feet, while the R-48 zone has a 35-foot base height limit that can be increased to 60 feet under certain circumstances (see page 3, table, with footnote). This may have some impact on the single-family properties to the east of the project site, although this is somewhat offset by the lower grade of the project site. A concern has been raised that the open space area around the lake, being on the north side of the property, may be darkened by the large buildings. This is somewhat mitigated by site design that breaks up the development into four separate buildings with open space in the middle. Also, a proposed condition would require stepping back the floors as they go up in height to allow sufficient sunlight into the open space area around the lake.

The question arose at the February 3, 2005 Planning Commission workshop as to how to prevent the property from forming into a "strip mall" type of development with minimal build-out and surface parking. A condition proposed by staff would apply a covenant requiring a minimum number of parking spaces to be provided, to encourage reasonable build-out of the site in accordance with the proposed development.

Vermin. Demolition and decommissioning of an older site often results in the resident rat population invading the surrounding neighborhood. One of the proposed conditions on this project is for the developer to conduct vermin abatement and containment prior to and during demolition.

Water quality will improve with redevelopment because any new development will be subject to the City's surface water regulations. Water quality measures, including detention and filtration are required for new pollution-generating surfaces such as driveways and parking lots. Detention is required for new impervious surfaces. Currently, there is no detention or filtration occurring on the site; all of the sheet flow from the trailer park, with its many pollution-generating vehicles, goes into the lake untreated. Further, any new development will be required to provide a wetland buffer under the critical areas ordinance of the Shoreline Municipal Code (SMC). The current required buffer for a Type II wetland is 100 feet; the proposed update of the critical areas ordinance, currently under review, would require a 115-foot buffer. The proposal is to provide a 115-foot buffer.

5. CRITERIA

Rezoning is subject to criteria contained in the Development Code. The proposal must meet the decision criteria listed in Section 20.30.320(B) of the SMC. The criteria are listed below, with a brief discussion of how the proposal, as conditioned, may meet the criteria. Each criterion must be met in order for the rezoning to be approved.

Rezoning criteria (SMC 20.30.320(B))

Criteria 1: The rezoning is consistent with the Comprehensive Plan.

This rezoning request cannot be approved unless and until the Comprehensive Plan land use map is changed to a designation that supports the Regional Business zoning district. At its April 21, 2005 meeting, the Planning Commission voted to recommend approval of changing that portion of the Comprehensive Plan map designated High Density Residential to Mixed Use, which would allow the rezoning to be consistent with the Comprehensive Plan.

Criteria 2: The rezoning will not adversely affect the public health, safety or general welfare.

The rezoning will not adversely affect the public health, safety or general welfare. The redevelopment of the property will replace uses and structures that are in transition with a more stable built environment that is consistent with current standards, while protecting the natural environment. Conditions imposed under the Contract Zone plus compliance with the Development Code, will further serve to protect the unique nature of the site.

All development of these sites must meet the requirements of Title 20 of the SMC (the Development Code). Section 20.10.020 states the general purpose of the Code is to "promote the public health, safety, and general welfare." Future permit applications for the subject site shall show compliance with the Code, including but not limited to the following sections:

Critical Areas 20.80
Dimensional and Density Standards 20.50.010-20.50.050
Parking Access and Circulation 20.50.380-20.50.440
Wastewater, Water Supply and Fire Protection 20.60.030-20.60.050
Surface and Stormwater Management 20.60.060-20.60.130

Criteria 3: The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

This rezone request cannot be approved unless and until the Comprehensive Plan land use map is changed to a designation that supports the Regional Business zoning district.

There are a number of Comprehensive Plan goals and policies that would support the contract rezone and a mixed use development. Both the 1998 Comprehensive Plan and the draft Planning Commission recommended policies for 2004 were analyzed for consistency. A list of these goals and policies may be found in **Attachment I**.

The split-zoning of the parcel is a barrier to allowing the property to redevelop as a cohesive mixed-use project. Allowing for the Regional Business zoning district, along with the limitations proposed as part of the “contract” will better accomplish the goals of the Comprehensive Plan.

The proposal to modify the zoning as part of a “contract” is consistent with the Comprehensive Plan. The contract rezone will simply reconfigure the existing anticipated uses and level of development in order to facilitate a cohesive development on this property. The rezone will not significantly increase the intensity or density beyond that allowed under the current zoning.

Criteria 4: The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

The contract rezone will limit the overall intensity of the development to a similar level to that allowed by the current zoning. Future development will be organized similar to what is currently envisioned by the Comprehensive Plan, with commercial uses predominantly on the eastern portion of the site. The existing Interurban Trail and the existing topography and vegetation will help to act as a buffer to adjacent low-density residential uses. Development standards required by the Shoreline Municipal Code will further ensure that future development is compatible with the surrounding land uses.

There appears to be adequate infrastructure improvements available in the project vicinity. This includes adequate storm, water, and sewer capacity for the future development. The development of this site will also require that the infrastructure accommodates existing and anticipated stormwater improvements to be installed as part of the development proposal.

Criteria 5: The rezone has merit and value for the community.

The impetus for the amendment is the “split-zoning” condition wherein different land use rules apply for each portion of a single property. The purpose of the amendment is to provide for an effective layout of a mixed use development, not to increase the overall intensity/density of development allowed on the property under the current zoning. The amendment allows for the effective mixed—use development of the site, responding to the need for vehicular access and natural constraints, which would be much more difficult with the split-zoning. The redeveloped parcel will increase housing, employment and economic development for the community.

III. PROPOSED CONDITIONS

The following contains generally similar conditions as originally proposed by staff for the March 3 staff report, with minor changes. Since the time of the original draft, the applicant has proposed alternative conditions, which are found in attached letter **(Attachment J)**.

1. The contract rezone Agreement must be ratified by the applicant and the City and recorded against the property in order to be a valid agreement.
2. The project shall comply with all mitigation measures as specified in the Mitigated Determination of Non Significance (MDNS).
3. The zoning designation shall be RB-CZ, Regional Business with Contract Zone. The uses and design of the property, including but not limited to provisions for critical areas, off-site improvements, site grading and tree preservation, landscaping, stormwater control, and dimensional and design standards, shall comply with provisions for mixed use developments in the RB zoning district as set forth in the Shoreline Municipal Code (SMC) with the following additional property conditions:
 - a. Site configuration and uses shall generally comply with the site plan submitted with the application (Attachment C). Minor changes to the site plan may be subsequently approved by the City of Shoreline Planning and Development Services Director or designee. Configurations that promote greater retention of significant trees, additional setback from residential development, amenities to serve the Interurban Trail, and better solar access for open spaces and residential areas shall be given highest consideration.
 - b. Residential density shall be limited to 350 dwelling units, 40% of which shall be affordable to middle and low income residents.
 - c. Commercial floor area shall be limited to 182,000 square feet.
 - d. The housing developments shall be required to provide a minimum of 420 parking spaces within the structures.
 - e. The commercial developments shall be required to provide a minimum of 600 parking spaces within the structures.

- f. Parking reduction of up to 20% from the maximum required by SMC 20.50.390 is allowed pursuant to SMC 20.50.400.
 - g. Upper floor "step back" on the north sides of the buildings abutting Echo Lake and the sides of the buildings facing the common open space shall be required to allow sunlight into the open space. Each floor shall be set back 10 feet further than the floor below.
 - h. Maximum impervious surface allowed on the site shall not exceed 90%. The open space area required for 100 feet of the wetland buffer shall not be included in this calculation.
 - i. The provisions of SMC 20.50.350 (B) shall not apply to this site outside of the wetland and its buffer. An approved habitat restoration plan must be implemented within the wetland buffer prior to Certificate of Occupancy for any of the buildings on the site.
4. Vermin abatement shall be performed by a licensed pest controller prior to and during demolition and decommissioning of current site. Proof of abatement from the pest controller shall be submitted as part of the demolition permit application.
 5. Stormwater treatment: At a minimum, Level 2 water quality and stormwater detention are required for development, in accordance with the Shoreline Municipal Code (SMC) and the King County Surface Water Design Manual, as adopted by the City of Shoreline. A drainage easement for maintenance of the large pipe on the north property line of the site will be required. Additionally, the developer shall consider working with the City to install an oversize a stormwater system to further improve Echo Lake water quality including the possibility of adding a water feature and open water course as the means of discharge into the Lake.
 6. Green Buildings. The developers shall consider pursuing a LEED (Leadership in Energy and Environmental Design) or BuiltGreen certificate for the buildings in this project.

IV. CONCLUSIONS

1. **Consistency-** This rezone request cannot be approved unless and until the Comprehensive Plan land use map is changed to a designation that supports the Regional Business zoning district. At it's April 21, 2005 meeting, the Planning Commission voted to recommend approval of changing that portion of the Comprehensive Plan map designated High Density Residential to Mixed Use.
2. **Compatibility-** Provided that the Comprehensive Plan amendment is approved, the proposed zoning, with conditions, is consistent with the land use patterns identified in the Comprehensive Plan.
3. **Housing / Employment Targets-** The project does not negatively impact the City of Shoreline's ability to meet housing or employment targets as established by King County to meet requirements of the Growth Management Act. The difference in number of units allowed under the current zoning and the contract rezone is minimal.

4. **Environmental-** The City issued a SEPA Determination of Non-significance for this project, which has been appealed.

V. PLANNING COMMISSION ROLE AND OPTIONS

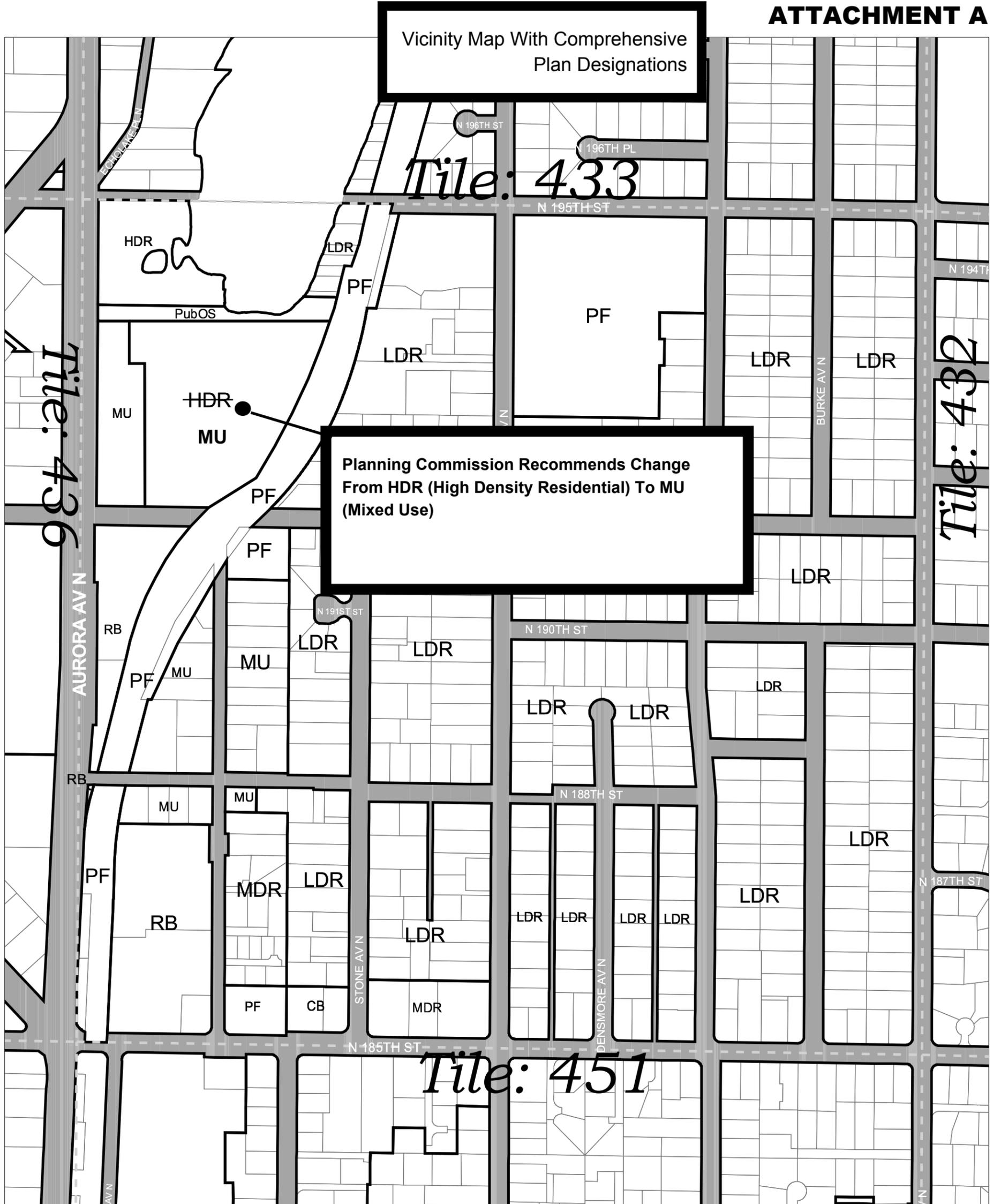
At this joint hearing, the Planning Commission is required to conduct a Public Hearing on the proposed rezone. The Commission should consider public testimony regarding the rezone, then allow the beginning of the appeal portion of the hearing, which will be conducted by the Hearing Examiner. Deliberation on the rezone is scheduled for the May 19, 2005 Planning Commission meeting, at which time the Commission should develop a recommendation for rezone approval or denial. The City Council will then consider this recommendation prior to their final adoption of the application. The SEPA appeal must be resolved prior to Planning Commission deliberation or action on this item. The Hearing Examiner's decision is due ten days after the close of the Public Hearing on the SEPA appeal. For the Planning Commission's information, the City's document list for the appeal hearing is attached (**Attachment K**). These documents are on file and available upon request.

VI. STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the Public Hearing, receive comment on the proposed designation of RB-CZ, Regional Business with Contract Zone, and move to allow the beginning of the appeal portion of the hearing. Deliberation on this item is scheduled for the May 19, 2005 Planning Commission meeting. Draft findings will be presented in the staff report for that meeting.

ATTACHMENTS

- Attachment A: Vicinity Map with Comprehensive Plan Designations
- Attachment B: Vicinity Map with Zoning Designations
- Attachment C: Site Plan and Section
- Attachment D: Public Comment Letters (under separate cover)
- Attachment E: Letter from Applicant Response to Questions & Public Comment
- Attachment F: SEPA Threshold Determination with notice of public hearing
- Attachment G: Trip Generation Comparison and Level of Service analysis, Pertert report dated December 30, 2004.
- Attachment H: Historical report
- Attachment I: Relevant Comprehensive Plan Goals and Policies
 - I-1 1998 adopted
 - I-2 proposed 2004
- Attachment J: Letter from Applicant proposing alternative conditions
- Attachment K: City's document list for the appeal hearing



SHORELINE
GEOGRAPHIC INFORMATION SERVICES

City of Shoreline Comprehensive Plan

Official Map Adopted by City Council on Jan 7, 2002 By Ordinance No. 292

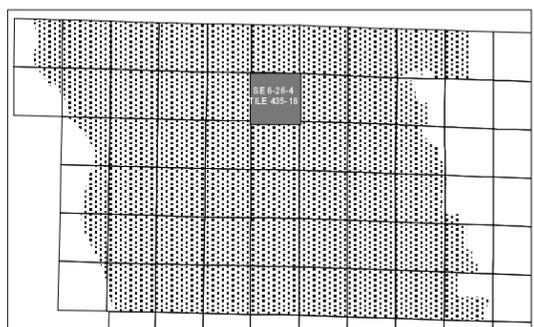
18
TILE435
SE 6-26-4

Legend

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
MU	Mixed Use
CB	Community Business
RB	Regional Business
PF	Public Facility
SFI	Single Family Institution
PubOS	Public Open Space
ProS	Private Open Space
SSA	Special Study Area
NCBD	North City Business District
BaSSA	Ballinger Special Study Area
BrSSA	Briarcrest Special Study Area
PSSA	Paramount Special Study Area

- Map Index Line
- Parcel Line
- Comprehensive Plan Land Use District Boundary
- City Boundary
- Unclassified ROW (Street name shown for info only)

Map Index Locator



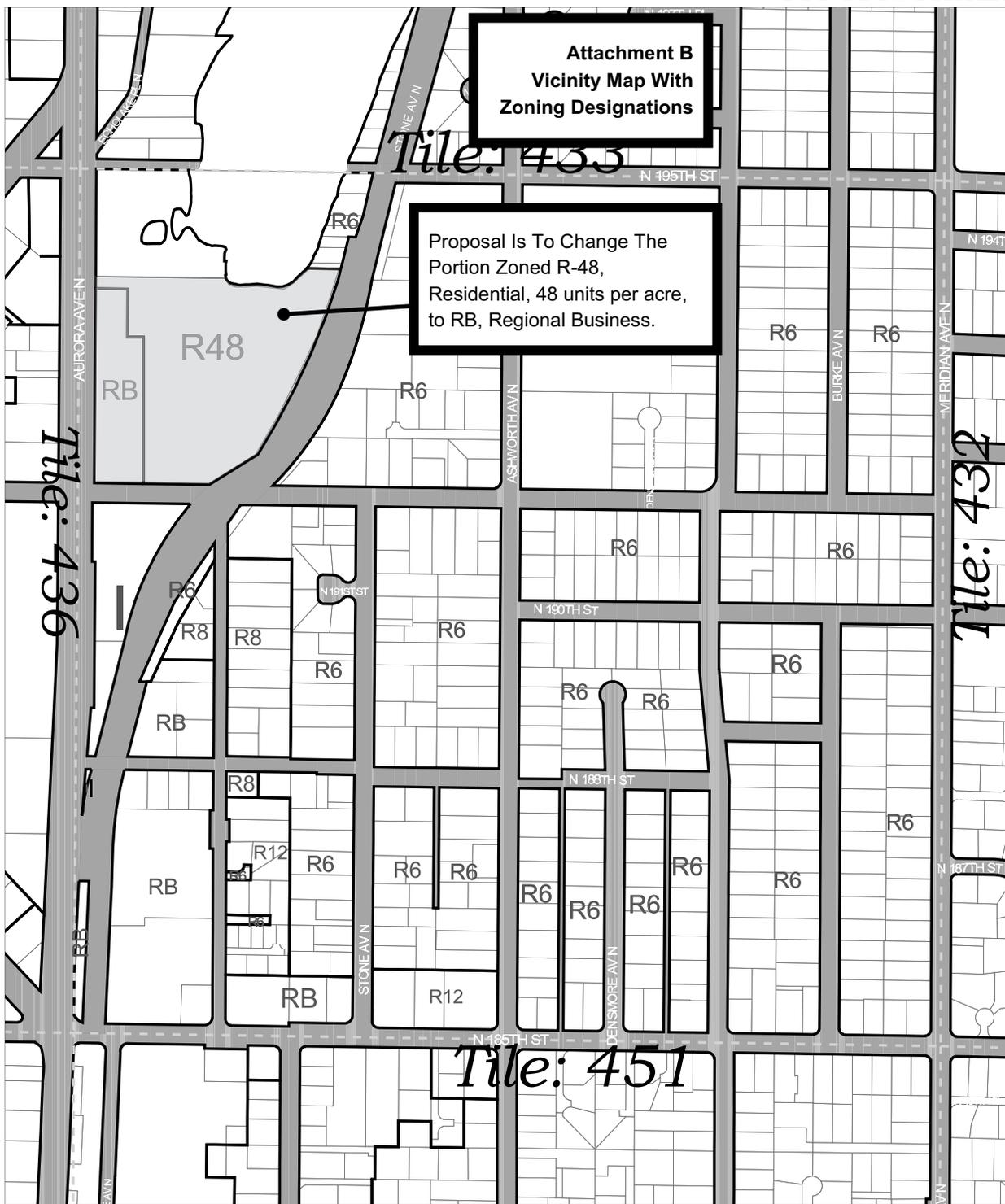
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No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

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**Attachment B
Vicinity Map With
Zoning Designations**

Proposal Is To Change The
Portion Zoned R-48,
Residential, 48 units per acre,
to RB, Regional Business.

SHORELINE

GEOGRAPHIC INFORMATION SERVICES

**City of Shoreline
Zoning**

Official Map Adopted by
City Council on Jan 7, 2002
by Ordinance No. 292

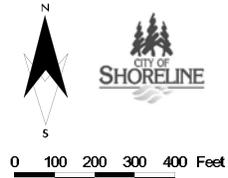
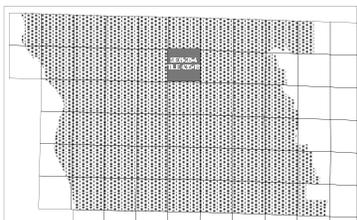
18
TILE435
SE 6-26-4

Legend

R4	Residential, 4 units/acre
R6	Residential, 6 units/acre
R8	Residential, 8 units/acre
R12	Residential, 12 units/acre
R18	Residential, 18 units/acre
R24	Residential, 24 units/acre
R48	Residential, 48 units/acre
O	Office
NB	Neighborhood Business
CB	Community Business
NCBD	North City Business District
RB	Regional Business
I	Industrial
CZ	Contract Zone

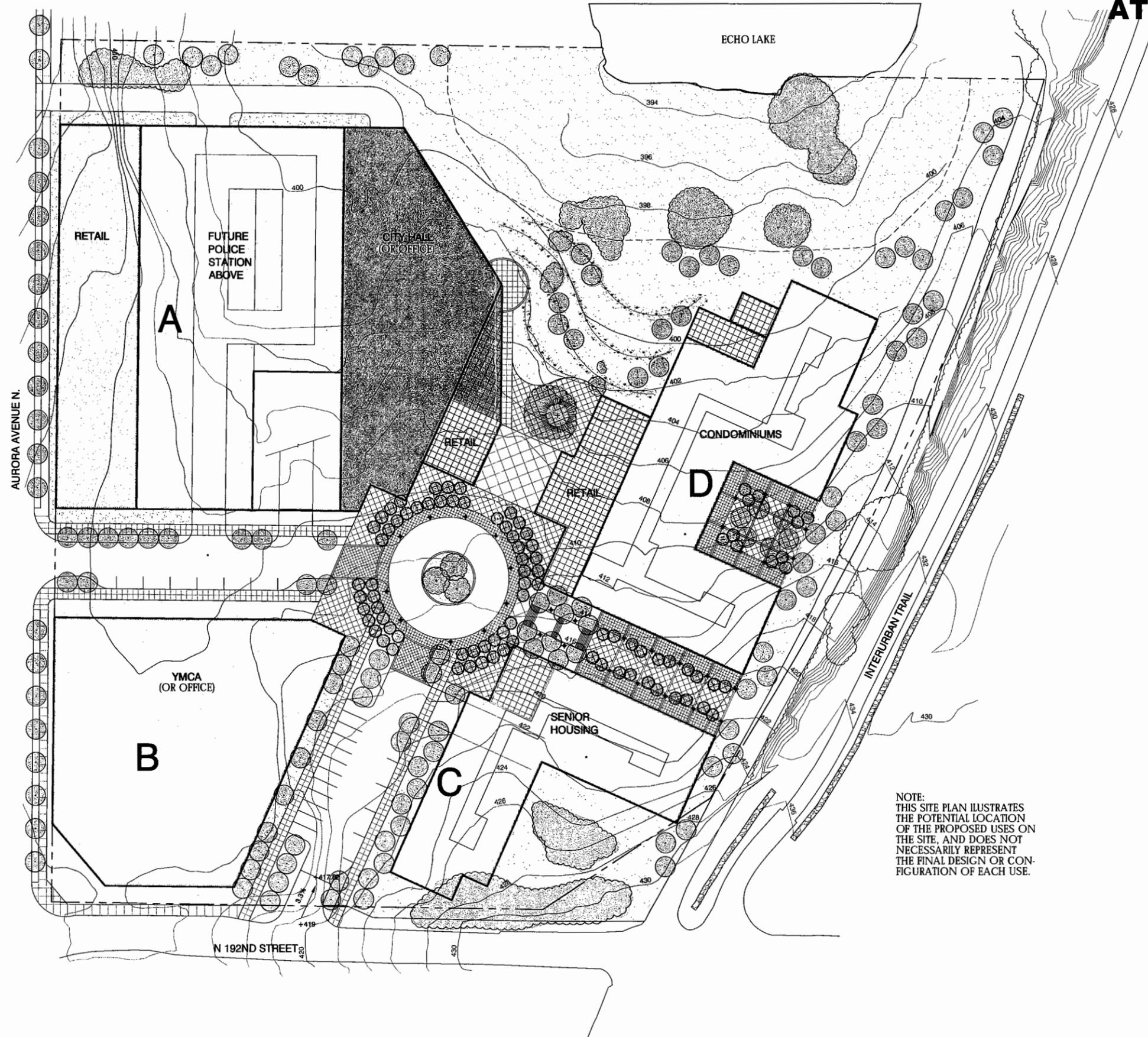
- Map Index Line
- Parcel Line
- Zone District Boundary
- City Boundary
- Unclassified ROW
(Street name shown for info only)

Map Index Locator



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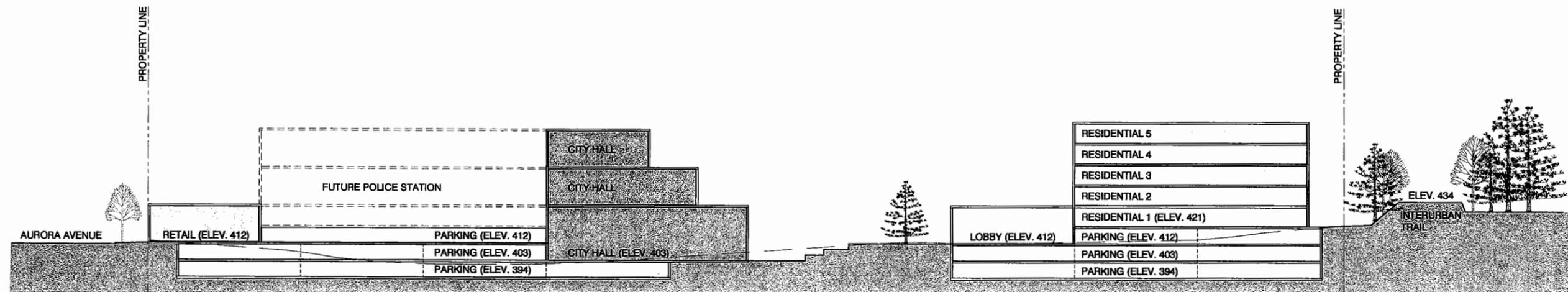


NOTE:
 THIS SITE PLAN ILLUSTRATES
 THE POTENTIAL LOCATION
 OF THE PROPOSED USES ON
 THE SITE, AND DOES NOT
 NECESSARILY REPRESENT
 THE FINAL DESIGN OR CON-
 FIGURATION OF EACH USE.

RECEIVED
 DEC 30 2004
 P & DS

ILLUSTRATIVE SITE PLAN

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NOTE:
THIS SECTION ILLUSTRATES
THE POTENTIAL LOCATION
OF THE PROPOSED USES ON
THE SITE, AND DOES NOT
NECESSARILY REPRESENT
THE FINAL DESIGN OR CON-
FIGURATION OF EACH USE.

RECEIVED
DEC 30 2004
P & DS

SITE SECTION (Looking North)

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PUBLIC COMMENT LETTERS

Due to the large volume of public comment letters, they are being presented to the Planning Commission under separate cover. They are available for review at the Planning & Development Services Department: 1110 N. 175th St., Shoreline, Suite 107. Copies are available for a fee. They can also be accessed online from the following pages at www.cityofshoreline.com:

Planning & Development home page:

<http://www.cityofshoreline.com/cityhall/departments/planning/index.cfm>

Planning Commission home page:

<http://www.cityofshoreline.com/cityhall/departments/planning/commission/index.cfm>

If you have questions, please call or e-mail Kim Lehmborg at (206) 546-3542 or k.lehmborg@ci.shoreline.wa.us.

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catapult

COMMUNITY DEVELOPERS

An Affiliate of Catapult Development Alliance

February 22, 2005

Kim Lehmborg, Planner
 Planning and Development Services
 City of Shoreline
 17544 Midvale Avenue North
 Shoreline, Washington 98133-4921

VIA Hand Delivery

**RE: SITE SPECIFIC COMPREHENSIVE PLAN MAP AMENDMENT
 AND CONCURRENT CONTRACT REZONE SUBMITTAL CHECKLIST
 Parcel #222290-0040 (19250 Aurora Avenue North)**

Dear Kim, a number of questions have been asked about this requested action from the Planning Commission Workshop, and from the public in the form of written questions submitted in response to the posted notice.

ECHO LAKE ASSOCIATES, Owner of the subject property and Applicant for this action, hereby submits answers to the questions raised (those for which we have information and are the appropriate party to answer):

Question: Will the existing residents of Holiday Park receive financial assistance to assist them in relocating from the property?

Yes. Echo Lake Associates has entered into a Settlement Agreement with the existing residents as a class wherein Echo Lake Associates and each resident household have agreed:

- 1) That Holiday Park will be permanently closed on March 31, 2005.
- 2) That Holiday Park may be redeveloped without challenge from the residents.
- 3) That Echo Lake Associates refund any rent collected in excess of the rents as of the scheduled rent in March 2003.
- 4) That Echo Lake Associates make available the sum of \$175,000 for additional payments to eligible households which will receive up to \$3,500 upon vacating Holiday Park.
- 5) That existing residents shall remove their respective mobile home or park model and/or additional structures upon vacating Holiday Park.
- 6) In addition, eligible residents are entitled to additional compensation from the State of Washington when relocating from a mobile home park that is being redeveloped.

A copy of the Settlement Agreement has been placed in the file with the Planning Department, City of Shoreline.

Question: Will the proposed development, which includes excavation for underground parking, affect the hydrology of Echo Lake?

The Proposed construction is configured to set the lowest garage floor level at approximately the level of the lake. Hence the construction will be above any water table related to the lake. This has been further confirmed by a soils investigation performed by PacRim Geotechnical Engineers. A total of nine test holes were dug in scattered locations across the site, including a location approximately 50 feet from the lake edge. No water table was found in any of the test holes which were dug to varying depths from 6 feet up to eleven feet until the respective test hole reached native glacial till material. The engineers reported the soil structural capacity to be sufficient to support normal spread footings. A copy of the soils investigation has been placed in the file with the Planning Department, City of Shoreline.

3240 EASTLAKE AVENUE EAST, SUITE 200 SEATTLE, WASHINGTON 98102

TEL:(206) 323-1234 FAX:(206) 323-3111

DEVELOPMENT SERVICES PARTNERSHIPS STRATEGIC INVESTMENTS **Page 31**

Question: Will the proposed development cause a further reduction in the water quality of Echo Lake?

No. The proposed development will dramatically improve the quality and rate of flow of storm water into Echo Lake from the subject property. Under the existing circumstances, the existing mobile homes, actual paving, and packed dirt and gravel driveways amount to an almost 100% impermeable surfaces with storm water falling onto the site sheet-flowing directly into the lake without filtration. The proposed development will meet or exceed the requirements of the King County Storm Water Management regulations wherein the rate of flow will be limited and the quality of the water leaving a site shall meet at least the minimum standards. Compared to the existing conditions at the site, the flow rate from the site will be controlled and greatly reduced, and the water quality will be significantly improved.

Separate from this site, Echo Lake water quality is being significantly affected by storm water entering the lake from upstream of the subject property. Independent of this Application, the City of Shoreline is considering ways to improve the water quality in the existing storm water flows from the upstream point sources such as Aurora Avenue, the Community Transit Park and Ride site, and the Skyway Nursery.

Question: Why will the proposed development have 85% impervious surfaces?

The Shoreline City Code and the King County Storm Water Management regulations limit the permeable surface in an RB zone to no more than 85% of the lot area. The intent of the Developer and the proposed users of this site is that there will be a maximum of permeable surface incorporated into the project, but certainly within the code limitation. However, the more important factors are the rate of storm water flow from on the property into the lake and the quality of that water. Both are regulated by the King County Storm Water Design Manual and the results will be significantly improved over the current conditions on the site.

Question: What is the relationship of Echo Lake to the proposed buffer to the proposed park?

Echo Lake is classified as a Class II Wetland. Current regulations require a 100 foot buffer setback from a Class II Wetland. The buffer itself is not a "wetland". While not yet enacted by ordinance, the City of Shoreline is considering increasing the required buffer setback to 115 feet in its proposed critical areas ordinance. This Application makes provision for the 115 foot buffer and the new development will require the demolition of buildings and restoration currently within this buffer line. Hence all existing construction in the 115 foot buffer will be eliminated and no new development will occur within this 115 foot buffer. The proposed park is adjacent to the required buffer and is not included in the required buffer. The City of Shoreline (not the Developer) will own the park and the buffer, be responsible for its design and operation, and any access to the lake and through the buffer area.

Question: How can the City of Shoreline be both an applicant for a comprehensive plan amendment and a regulator at the same time? Isn't this a conflict of interest, particularly at the same time the City is considering a purchase of the property at the Echo Lake site for the location of new City Hall?

Echo Lake Associates is the "Applicant" for the Comprehensive Plan Amendment and Contract Rezone, not the City of Shoreline. The Application for Comprehensive Plan Amendment and Contract Rezone is independent of the location of a new City Hall for Shoreline. While the requested Comprehensive Plan Amendment and Contract Rezone will allow a City Hall to be built on the property, the proposed development is not conditioned on the City Hall being located on the Echo Lake Property. For the City's part, the City has considered multiple sites for locating the new City Hall, and in this respect as a potential owner of the property, has not entered into the review of this application.

Question: What will be the impact of increased "population density" on the Echo Lake site?

The proposed development on the property will result in an increase in the population on this site. However, the proposed contract rezone limits the extent of development to less than the development that could occur

under the current comprehensive plan if the requested changes in the plan were not made. Hence the proposed rezone will result in less population on the site than would otherwise be possible.

Question: Is there sufficient infrastructure available to provide necessary utility services to the site?

Echo Lake Associates has been working with the various utilities to determine the availability of utilities to service the site. In general sufficient capacity exists at the site for power, gas, water, and storm water. The sanitary sewer trunk line may have to be increased in size to accommodate growth in general as the currently line appears to be fully utilized. The Owner/Developer of the property and the proposed users on the site will be incorporating sustainable building planning and construction techniques which will have the effect of minimizing the capacity required for all utilities to serve the site.

Question: What will be the impact on traffic and level of service at the affected intersections?

The Application includes a traffic engineering study that considers the impacts of traffic from the proposed development and identifies appropriate mitigation measures to be incorporated into the proposed development. The study was conducted using guidelines furnished by the City of Shoreline. A copy of the report has been placed in the file with the Planning Department, City of Shoreline.

Question: Are the few older houses on the Holiday Park Property a historic resource?

No houses on the Echo Lake Associates Property were identified in recent local, state, or federal inventories of historic sites. The King County Historic Preservation Office reports that the Weiman House on the Echo Lake property is not considered an historic resource because of its extensive alterations and alterations of the surrounding areas and requests no mitigation measures.

Question: Isn't the City paying 20% more than the appraised value?

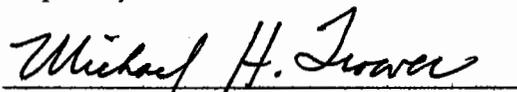
No. Echo Lake Associates is selling the land to the City at a price of \$23 per square foot and has granted additional concessions in connection with the purchase, which have not been disclosed. The RB zoned portion of the land has been appraised at \$30 per square foot. The RM48 zoned portion of the land has been appraised at \$20,000 per unit. Because the developer is providing structured parking for the commercial and the residential units, more residential units can be built, which means the property is really more valuable than both of the previous appraisals indicate. Property along Aurora and the wedge have been selling for \$30-\$50 per square foot. The \$23.00 per square foot agreed to is at least \$7 per square foot under the appraised value. Copies of the appraisals have been furnished to the City to corroborate the appraised value of the property.

Question: Have environmental studies been conducted on the property?

Yes. Echo Lake Associates conducted both a Level I and a Level II environmental survey of the Property, copies of which have been placed in the file. Point areas of contamination were identified, and those areas which were easily accessible were cleaned and tested. Two minor sites were not cleaned up because they were located close to existing buildings. These areas will be cleaned up during the course of developing the property.

Echo Lake Associates would be pleased to answer any further technical questions that might be raised.

Respectfully submitted:



Michael H. Trower, Principal
Owner's Authorized Agent

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Memorandum

DATE: April 20, 2005

TO: File

FROM: Kim Lehmberg, Planner

RE: Addendum to SEPA Threshold Determination
of Mitigated Determination of Non-significance,
pursuant to WAC 197-11-600(4)(c) and 625

CC: Department of Ecology, Echolake City Hall
Oversight- People Against Rezone

Attached is an addendum to the SEPA Threshold Determination (MDNS) issued February 16, 2005, showing changes to that MDNS in legislative format. New information is underlined, deleted information is ~~struck out~~. These changes reflect modifications to the proposal that occurred after the original MDNS was issued.

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CORRECTED

**NOTICE OF PUBLIC HEARING AND SEPA THRESHOLD DETERMINATION
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

ECHO LAKE SITE-SPECIFIC COMPREHENSIVE PLAN AMENDMENT & REZONE

PROJECT INFORMATION

Date of Issuance:	February 16, 2005, addendum issued April 21, 2005
Proposed Project Description:	Proposal to Rezone that portion of the property zoned R-48, Residential, 48 Units per Acre to RB, Regional Business with contract zone (RB-CZ). Proposal is for the purpose of constructing a mixed use development consisting of commercial uses (including retail and offices, with possibly YMCA) limited to a maximum of 182,000 square feet of commercial space, with 350 residential units, and parking structures underneath the buildings to accommodate 1,125 parking stalls. The proposal also includes an open space wetland buffer.
Project Number:	201372
Applicant:	Echo Lake Associates
Location:	19250 Aurora Ave N.
Parcel Number:	2222900040
Current Zoning:	Approximately 2.21 acres are designated RB, Regional Business, and the remaining 6.4 acres are designated R-48, Residential, 48 units per acre
Current Comprehensive Plan Land Use Designation:	The property includes 3 Comprehensive Plan designations: Mixed Use (MU), High Density Residential (HDR) and Public Open Space (POS). The applicant is pursuing a Comprehensive Plan Amendment to designate the entire property MU, Mixed Use.
OPEN RECORD HEARING DATE:	May 4 and 5, 2005, @ 7:00 P.M. Shoreline Center, Board Room, 18560 1 ST AVE NE, Shoreline WA

ENVIRONMENTAL REVIEW

THRESHOLD DETERMINATION: Mitigated Determination of Nonsignificance (MDNS).

The City of Shoreline has determined that the proposal, as modified by the required mitigation measure and the requirements of the Shoreline Development Code, will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after visits to the project site and review of the environmental checklist, traffic report, geotechnical report, public comment and other information on file with the City. This information is available to the public for review upon request.

ATTACHMENT F-2

MITIGATION MEASURES REQUIRED UNDER SEPA SUBSTANTIVE AUTHORITY: The following condition will be required to clarify and change the proposal in accordance with WAC 197-11-350:

Developer shall ensure that appropriate screening, consistent with the City's Critical Areas Ordinance, exists so as to provide a privacy buffer between the public area near the lake and the single-family residences to the northeast of the project site.

The optional DNS process, as specified in WAC 197-11-355, has been used. A Notice of Application that stated the lead agency's intent to issue a DNS for this project was issued on January 20, 2005 and a 14-day comment period followed ending February 4, 2005. There is no additional public comment for this DNS.

There is an administrative appeal for the MDNS associated with the rezone. As identified by SMC 20.30.220, the administrative appeal deadline is 5pm on Wednesday March 2, 2005, and shall be filed in writing with the City Clerk. Appeals of threshold determinations are heard before the Hearing Examiner and combined with the pre-decisional hearing before the Planning Commission. As set forth in RCW 36.70C.040, an appeal of a Hearing Examiner decision must be filed under the Land Use Petition Act 21 days after the City Council decision on the rezone.

PROJECT REVIEW

The initial evaluation of this proposed change in land use and zoning density conducted by the Planning and Development Services Department has been done in accordance with procedures outlined in the Shoreline Municipal code. Information related to this application is available at the Planning and Development Services Department for review. Preliminary determination of the development regulations that will be used for project mitigation and consistency include, but are not limited to: the *Shoreline Municipal Code*, *City of Shoreline Comprehensive Plan*, *International Building Code*, *International Fire Code*, and *King County Surface Water Design Manual*. Issuance of this Notice of MDNS does not constitute approval of a proposal for construction. Future projects at this site may require the issuance of a building permit, right-of-way use permit, and ancillary permits. Additional conditions based on public comments and further staff review may be required for incorporation into future project proposals.

PUBLIC COMMENT

The Planning Commission will conduct an open record public hearing on Thursday, , May 4 and 5, 2005 at 7:00 p.m. in the Board Room of the Shoreline Conference Center at 18560 First Avenue NE, Shoreline, WA. Public testimony regarding the Comprehensive Plan Amendment and Rezone will be accepted during this hearing. All interested Citizens are encouraged to attend the public hearing and may provide written and/or oral testimony during the public comment period of the hearing. The Planning Commission will make a recommendation on this project proposal to the Shoreline City Council. The City Council is the final decision making authority on this project. If you have questions on this proposal please contact the project manager, Kim Lehmborg, at 206.546.3542 or klehmbor@ci.shoreline.wa.us.

Re: **Traffic Impact Study for Proposed Echo Lake Mixed Use Development**
Trip Generation Calculations
 Pertect Project No. **04T54.000**

Maximum Development Potential - Current Zoning							
Bldg.	ITE Code	Proposed Land Use		ADT	PM Peak Hour		
					In	Out	Total
West 730	730	City Hall or Office Building*	Gross Trips	8,961	49	108	157
			Less Internal	218	4	7	11
			Less Pass-by	0	0	0	0
			Net Subtotal	8,743	45	101	146
130,000 sf	814	Retail	Gross Trips	709	45	35	80
			Less Internal	287	15	11	26
			Less Pass-by	106	8	6	14
			Net Subtotal	317	22	18	40
West 932	932	High Turnover Restaurant	Gross Trips	2,034	107	68	175
			Less Internal	482	42	27	69
			Less Pass-by	683	28	18	46
			Net Subtotal	869	37	23	60
16,000 sf	495	YMCA or Office Building*	Gross Trips	1,785	37	91	128
			Less Internal	302	5	11	16
			Less Pass-by	623	14	33	47
			Net Subtotal	860	18	47	65
West 230	230	Condominiums	Gross Trips	293	17	9	26
			Less Internal	30	4	2	6
			Less Pass-by	0	0	0	0
			Net Subtotal	263	13	7	20
50 units	East 230	Condominiums	Gross Trips	1,799	107	53	160
			Less Internal	250	23	12	35
			Less Pass-by	0	0	0	0
			Net Subtotal	1,549	84	41	125
			Total Gross Trips	15,581	362	364	726
			Total Less Internal	1,569	93	70	163
			Total Less Pass-by	1,411	50	57	107
Total Trips				12,601	219	237	456
Total Credits for Existing Land Use				1,240	69	50	119
Net New Trips				11,361	150	187	337

* ITE published rates for Government Office and Recreational Building were used rather than the lower trip rate published for General Office Building to simulate the maximum buildout scenario.

Re: **Traffic Impact Study for Proposed
Trip Generation Calculations**
Pertect Project No.

Echo Lake Mixed Use Development
04T54.000

Development Potential - Proposed Re-Zone							
Bldg.	ITE Code	Proposed Land Use		ADT	PM Peak Hour		
					In	Out	Total
A	730	City Hall or Office Building*	Gross Trips	6,204	34	75	109
			Less Internal	179	8	7	10
			Less Pass-by	0	0	0	0
			Net Subtotal	6,025	31	68	99
	90,000 sf		Gross Trips	709	45	35	80
			Less Internal	287	15	11	26
			Less Pass-by	106	7	6	13
			Net Subtotal	317	23	18	41
A	814	Retail	Gross Trips	1,017	53	34	87
			Less Internal	220	19	12	31
			Less Pass-by	343	15	9	24
			Net Subtotal	454	19	13	32
B	495	YMCA or Office Building*	Gross Trips	1,373	28	70	98
			Less Internal	276	2	7	9
			Less Pass-by	461	11	26	37
			Net Subtotal	636	15	37	52
C	252	Senior Adult Housing	Gross Trips	522	10	7	17
			Less Internal	72	2	2	4
			Less Pass-by	0	0	0	0
			Net Subtotal	450	8	5	13
D	230	Condominiums	Gross Trips	1,172	70	34	104
			Less Internal	162	17	8	25
			Less Pass-by	0	0	0	0
			Net Subtotal	1,010	53	26	79
D	931	Quality Restaurant	Gross Trips	720	40	20	60
			Less Internal	221	20	10	30
			Less Pass-by	220	9	4	13
			Net Subtotal	279	11	6	17
E	411	City Park	Gross Trips	3	0	0	0
			Less Internal	0	0	0	0
			Less Pass-by	0	0	0	0
			Net Subtotal	3	0	0	0
			Total Gross Trips	11,720	280	275	555
			Total Less Internal	1,417	78	58	136
			Total Less Pass-by	1,129	42	45	87
			Total Subtotal Trips	9,174	160	172	332
			Total Credits for Existing Land Use	1,240	69	50	119
			Net New Trips	7,935	91	122	213

* ITE published rates for Government Office and Recreational Building were used rather than the lower trip rate published for General Office Building to simulate the maximum buildout scenario.

Table 3 summarizes the results of the LOS analyses for the ten study intersections and the three access driveway intersections along SR-99 and North 192nd Street. The detailed LOS calculations are attached in **Appendix D** of this report.

**Table 3
Intersection Level of Service Summary**

Intersection	Traffic Control	2004 Existing Conditions		2015 Conditions w/out Project		2015 Conditions w/Project	
		LOS	Delay	LOS	Delay	LOS	Delay
1. SR-99 @ N 205 th St	Signal	D	41.4	F	84.3	F	85.7
Add an EB right turn lane	Signal			F	83.0	F	84.4
2. SR-99 @ N 200 th St	Signal	D	34.7	E	66.3	E	71.2
3. SR-99 @ N 195 th St	TWSC	F	>50	F	>50	F	>50
Signalize intersection	Signal	--	--	A	7.3	A	7.9
4. SR-99 @ N 192 nd St	Signal	A	4.0	A	7.2	B	13.3
Add a center left turn lane on east leg of N 192 nd St	Signal	--	--	A	6.8	B	11
5. SR-99 @ N 185 th St	Signal	D	43.4	F	89.8	F	99.9
Add WB and EB left turn lanes	Signal	--	--	E	52.9	E	61.4
6. SR-99 @ N 175 th St	Signal	D	50.0	F	103.5	F	106.6
Add WB and EB right turn lanes and incorporate dual left turn lanes on the WB approach	Signal	--	--	E	78.5	E	79.6
7. N 192 nd St @ Firlands Way	Stop Sign	A	10	B	10.9	B	11.1
8. N 192 nd St @ Stone Ave	Stop Sign	A	8.8	A	9.1	A	9.2
9. N 192 nd St @ Ashworth Ave	Stop Sign	B	10.5	B	11.5	B	11.8
10. N 192 nd St @ Meridian Ave	Stop Sign	C	17.2	E	35.3	E	44.0
11. N 192 nd St @ 192 nd Access	Stop Sign	--	--	--	--	A	9.4
12. SR-99 / North Access	Stop Sign	--	--	--	--	C	23.1
13. SR-99 / South Access	Stop Sign	--	--	--	--	C	23.3

Note: Delay is reported in seconds per vehicle.

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ATTACHMENT H

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION

Field Site No. **0297** OAHPP No. _____
 Site Name Historic **Weiman House**
 Common
 Field Recorder **Copass / Sundberg**
 Owner's Name **McCue & Associates**
 Address **410 Bellevue Way SE**
 City/State/Zip Code **Bellevue WA, 98004**

Status Survey/Inventory
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Local Designation

PHOTOGRAPHY
 Photography Neg. No. **03:23-24**
 (Roll No. & Frame No.)
 View of _____
 Date _____

Classification District Site Building Structure Object **building**
 District Status NR SR LR INV
 Contributing Non-Contributing
 District/Thematic Nomination Name _____

DESCRIPTION SECTION
 Materials & Features / Structural Types
 Building Type **residential**
 Plan **rectangular**
 Structural System **wood frame**
 No. of Stories **2**

Roof Type **gambrel**
 Gable Hip
 Flat Pyramidal
 Monitor Gambrel Other (specify) _____
 Shed

Cladding (Exterior Wall Surface) **stucco/shingle**

Roof Material **composition**

- Log
- Horizontal Wood Siding
- Rustic Drop
- Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) _____
- Other (specify) _____

- Wood Shingle
 - Wood Shake
 - Composition
 - Slate
 - Tar/Built-up
 - Tile
 - Metal (specify) _____
 - Other (specify) _____
 - Not Visible
- Foundation **concrete**
- Log
 - Post & Pier Block
 - Stone
 - Poured
 - Brick
 - Not Visible Other (specify) _____

(include detailed description in Description of Physical Appearance)
 Changes to plan
 Changes to windows
 Changes to original cladding
 Changes to interior
 Other (specify)

Intact Slight Moderate Extensive

moderate
extensive
moderate

Field Surv# **1**
LOCATION SECTION
 Address **19230 Aurora Ave N**
 City/Town/County/Zip Code **Shoreline King 98133**
 Twp. / Range / Section **26-04-06** 1/4 Section 1/4 1/4 Section
 Tax No./Parcel No. **2222900040** Acreage

Quadrangle or map name _____
 UTM References Zone _____ Easting _____ Northing _____
 Plat / Block / Lot **Echo Lake Garden Tracts, L20**
 Supplemental Map(s) _____



High Styles/Forms (check one or more of the following) **Colonial Revival**
 Greek Revival Spanish Colonial Revival/ Mediterranean
 Gothic Revival Tudor Revival
 Italianate Craftsman/Arts & Crafts
 Second Empire Bungalow
 Romanesque Revival Prairie Style
 Stick Style Art Deco/Art Moderne
 Queen Anne Rustic Style
 Shingle Style International Style
 Colonial Revival Northwest Style
 Beaux Arts / Classical Commercial Vernacular
 Chicago / Commercial Style Residential Vernacular (see below)
 American Foursquare Other (specify) _____
 Mission Revival

Vernacular House Types
 Gable Front
 Gable front and wing
 Side Gable

Cross Gable
 Pyramidal/Hipped
 Other (specify) _____

ARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- Agriculture
- Architecture/Landscape Architecture
- Arts
- Commerce
- Communications
- Community Planning/Development

File No. 0297

- Architecture
- Conservation
- Education
- Entertainment/Recreation
- Ethnic Heritage (Specify) _____
- Health/Medicine
- Manufacturing/Industry
- Military

- Politics/Government/Law
- Religion
- Science & Engineering
- Social Movements/Organizations
- Transportation
- Other (Specify) _____
- Study Unit Sub-Themes (Specify)

Residential

Statement of Significance

~~Sale~~ Construction 1924

Architect / Engineer / Builder

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places.

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

The Weiman family was the first to settle on Echo Lake. Mr. Weiman, a bricklayer, had immigrated from Germany. In the early 1900s, the family built a small house on the lake. Later, the Emmes family settled on the lake, and until 1913, these two families were the only residents of the area.

In 1924, the Weimans built this large family home. In 1947, the property was sold to C.B. McNaughton who built resort cabins on the acreage. The cabins were removed in the early 1960s when the McNaughtons started the Holiday Resort and Trailer Park, which still occupies the surrounding six acres.

Description of Physical Appearance

The Weiman House is a 2 story, Dutch Colonial wood frame building. The house measures approximately 30' x 44', with a wing extending on the SE corner. The house has a concrete foundation, with a full basement that extends approximately 3' above grade. The foundation is surfaced with stone. The exterior walls are stucco at the first story, and shingle in the upper gable ends. The gambrel roof has two 14' dormers, one on each of the roof slopes. Composition shingles have replaced the original wood shingles. The windows are single hung with multi-paned top sashes. They appear in bays of three windows on each of the dormers, and singly or in groups of three on the other elevations. The 15' wide porch is recessed 11' into the west facade, within the span of the main roof. Glass blocks, flush with the exterior wall, partially enclose the porch; these were added in the 1940s. Construction of a trailer park, including the siting of trailers immediately adjacent to the building, has altered the historic lakeside setting of the house.

Major Bibliographic References

- King County Historic Resources Inventory #0297, 4/78.
- Ruth Worthley, Ed. Shoreline Memories, Vol. I, 1975

1998 COMPREHENSIVE PLAN GOALS & POLICIES

Land Use Element

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.

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

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.

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

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

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

Policies

LU2: Encourage attractive, stable, high quality residential and commercial neighborhoods with an appropriate variety of housing, shopping, employment and services...

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.

LU35: The Mixed Use designation applies to a number of stable or developing areas... 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. Appropriate zoning designations for the area include ... Regional Business...

LU45: Pursue opportunities to improve the City's image by creating a sense of place on the Aurora Corridor for doing business and attracting retail activity.

LU47: Include parks in the Aurora Corridor at Echo Lake...

LU 50: 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.

LU57: The Interurban Trail should provide cross-town access, enhance the Corridor, connect to other trails, walkways, and sidewalks, accommodate and consider other public facilities and civic improvements, and buffer private property.

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.

LU66: Pursue methods to consolidate developable lands in order to facilitate economic revitalization.

Housing Element

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast in an appropriate mix of housing types by promoting the creative and innovative use of land designated for residential and commercial use.

Policies

H2: Provide incentives to encourage residential development in commercial zones as a support to commercial areas.

H6: Encourage compatible infill development on vacant or underutilized sites.

Economic Development Element

Goal ED IV: To improve the City's role to facilitate and initiate economic development opportunities.

Policies

ED5: Increase and improve the City's job base allowing people to work and shop in the community

ED10: Recognize the Aurora Corridor as the economic core of the City with potential for revitalization, providing services, jobs, opportunities, and becoming an activity center for Shoreline.

ED16: Promote optimum development of commercial property.

ED18: Encourage a mix of businesses that complement each other and provide variety to the community to create activity and economic momentum.

ED26: Ensure that sufficient land use and zoning provisions support businesses.

Environmental Element

Policy EN8: Environmentally critical areas may be designated as open space and should be conserved and protected from loss or degradation wherever practicable.

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2004 PROPOSED COMPREHENSIVE PLAN GOALS & POLICIES

Goal LU I: Ensure 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.

Goal LU2: Encourage attractive, stable, high quality residential and commercial neighborhoods that provide a variety of housing, shopping, employment and services.

Goal LU IV: Ensure that mixed use development is encouraged in designated areas on arterials, or within close walking distance of transit.

Goal LU V: Ensure that adequate land is designated for commercial areas that serve community and regional based markets and that these areas are aesthetically pleasing and have long term economic vitality.

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

Goal LU VIII: Change 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 for each center
- protecting neighborhoods
- encouraging thriving businesses
- using sound market principles

Goal LU IX: Increase the City’s role in economic development for the Aurora Corridor.

Policies

Policy LU2: Encourage attractive, stable, high quality residential and commercial neighborhoods that provide a variety of housing, shopping, employment and services.

LU23: Ensure that land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.

LU35: The Mixed Use designation applies 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.

Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24 and/or R-28.

LU45: Pursue opportunities to improve the City's image by creating a sense of place on the Aurora Corridor for doing business and attracting retail activity.

LU47: Include parks and open space in the Aurora Corridor plan.

LU50: Encourage the redevelopment of key, underused parcels through incentives and public/private partnerships.

LU51: Create opportunities to stimulate development of a "showcase" example and template for future development.

LU52: Encourage a mix of residential and commercial development in close proximity to create retail synergy and activity.

LU57: The Interurban Trail should provide cross-town access, enhance the Corridor, connect to other trails, walkways, and sidewalks, accommodate and consider other public facilities and civic improvements, and buffer private property.

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 and redesign rights-of-way to improve intersections for redevelopment.

LU66: Pursue methods to consolidate developable lands in order to facilitate economic revitalization.

Housing Element

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast in an appropriate mix of housing types by promoting the creative and innovative use of land designated for residential and commercial use.

H2: Provide incentives to encourage residential development in commercial zones as a support to commercial areas.

H6: Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.

Economic Development Element

Goal ED IV: Improve the City's role to facilitate and initiate economic development opportunities.

Policies

ED5: Increase and improve the City's job base, allowing people to work and shop in the community.

ED10: Recognize the Aurora Corridor as the economic core of the City with potential for revitalization, providing services, jobs, opportunities, and becoming an activity center for Shoreline.

ED18: Encourage a mix of businesses that complement each other and provide variety to the community to create activity and economic momentum.

Environmental Element

EN8: Environmentally critical areas may be designated as open space and should be conserved and protected from loss or degradation wherever practicable.

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March 28, 2005

Ms. Kim Lehmberg, Project Manager
Department of Planning and Development Services
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

Planning Commission Members
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

RE: Project Number 201372
Contracted Rezone at Echo Lake

Dear Ms. Lehmberg and Shoreline Planning Commission Members,

I hereby request that you **consider** changing Attachment A, "Conditions of Concomitant Rezone Agreement and Covenant Running with the Land", RB-CZ 05-01 as follows:

1. This Contract Rezone must be recorded to run with the land and be part of any future sub-division of the property.
2. No changes.
3. Developer agrees to provide a 115 foot buffer around the wetland.
4. a) Site configuration and uses shall generally comply with the site plan submitted with the application (attachment B), with housing units contained on the east side of the property and commercial uses on the west side of the property. This Contract Rezone allows for up to 10,000 square feet of retail on the east side of the property. Residential development will be allowed on the west side of the property.
 - b) The Residential density on the eastern portion of the site shall be limited to 350 units. Developer will attempt to incorporate up to 100 units of housing affordable to medium and low income households depending on the availability of subsidies for such housing.
 - c) Commercial floor area shall be limited to 182,000 square feet. Commercial floor area may be reduced further as replaced by residential units.
 - d) Parking shall be provided for the residential developments per the Shoreline Municipal Code requirements.

e) Parking shall be provided for the commercial development per the Shoreline Municipal Code requirements.

f) The residential development and the commercial development on the site shall comply with the requirements of the City of Shoreline Urban Design Standards for the RB Zone.

g) The maximum impervious surface allowed on the site shall not exceed 90% for development within the commercial portion of the site, and shall not exceed 90% in the residential portion of the site. The City of Shoreline policy is that required buffer areas are not included in the calculation of pervious areas for purposes of calculating allowable impervious areas on a site. While the developer has agreed to the 115 foot buffer, only the current standard of a 100 foot buffer shall be excluded from the calculation of pervious area on the site.

h) Development of the site shall comply with the requirements of the RB zoning as to building coverage of the site, which do not include a limitation on building area coverage.

i) The provisions of SMC 20.50.350(B) shall not apply to this site outside of the wetland and its buffer. All existing trees in the 115 foot buffer area shall be maintained as is undisturbed by the construction of the development. Developer shall install a buffer restoration area in the northeast corner of the site in the areas within the buffer where existing buildings and pavement will be removed from this portion of the site, prior to a certificate of occupancy for any building on the site. The restoration plan shall be approved by the City Planning Department.

5. No changes.

6. No changes.

7. No changes.

8. Changes to the site plan adopted in Attachment C may be subsequently approved by the City of Shoreline Planning and Development.

Thank you for your consideration.

Sincerely,



Harley D. O'Neil, Jr., Managing Member
Echo Lake Associates, LLC
c/o Royal Property Management, Inc.
1408 N.W. Richmond Beach Rd.
Shoreline, WA 98177

FILED
APR 20 2005
CITY CLERK
CITY OF SHORELINE

Shoreline Hearing Examiner Pro Tem Sue Tanner
Hearing, May 4, 2005

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BEFORE THE SHORELINE HEARING EXAMINER

In re: Echo Lake City Hall Oversight People
Against Rezone,

Project No. 201372

Appellant.

**CITY OF SHORELINE'S
DOCUMENT LIST AND WITNESSES**

Echo Lake Associates and
City of Shoreline,

Respondents.

Pursuant to the Pre-hearing Order, the City submits for the hearing record on this appeal the following list of witnesses and documents:

Witnesses:

- 1 Tim Stewart, Director of Planning and Development Services, (206) 526-3227,
- 2 Kim Lehmborg, Planner, (206) 546-3542

Document List:

- 1 Application Form and Affidavit dated 12-29-04
- 2 Letter and submittal of additional information dated 1-18-05 from Michael Trower
 - a. Impervious surface calculations
- 3 Letter and application submittal items dated 12-30-04
 - a. Application Summary
 - b. Compliance with Applicable Codes
 - c. Comprehensive Plan Amendment Criteria
 - d. Contract Rezone Criteria
 - e. Traffic Impact Study for Proposed Trip Generation Calculations
 - f. Preliminary Geotechnical Engineering Study by Pacrim Geotechnical Inc. dated 12-28-04
 - g. Letter dated 12-9-04 from Bruce MacCoy consulting arborist – tree inspection

CITY OF SHORELINE'S DOCUMENT
LIST AND WITNESSES - 1

SHORELINE CITY
ATTORNEY'S OFFICE

17544 MIDVALE AVENUE N.
SHORELINE, WA 98133-4921
(206) 546-5945
FAX (206) 546-2200

COPY

- 1 h. SEPA Checklist dated 12-30-04 prepared by Michael Trower
- 2 i. Critical Areas Worksheet dated 12/28/04
- 3 j. Echo Lake Development Potential chart dated 12-28-04
- 4 k. Third Pre-Application Community Meeting Brief
- 5 l. Ronald Wasterwater District Certificate of Sewer Availability dated 9-20-04
- 6 m. Seattle Public Utilities Hydrant Flow Test dated 12-20-04
- 7 n. Seattle Public Utilities Water Availability Certificate
- 8 o. Policy of Title Insurance received 12-30-04
- 9 p. Letter dated 11-23-04 from K. Lehmsberg re: PreApplication Meeting Summary
Notes
- 10 q. Letter dated 8-23-0 from Andrea Spencer to Ken Lyons re: amendment and
rezone
- 11 r. Illustrative Site Plan, Site Section dated 12-8-04 from Hewitt Architects
- 12 s. Site Plan with proposed 115 foot wetland buffer dated 12-8-04 by Hewitt
Architects
- 13 t. Existing Site Plan dated May 4, 1990 by Walker and Associates, Inc.
- 14 u. Assessor's Map SE 06-26-04
- 15 4 Existing Tree Plan dated January 18, 2005 by Hewitt Architects
- 16 5 Record of Survey dated 1-31-05 by Emerald Land Surveying Inc.
- 17 6 Public Hearing Notice Materials issue date 3-24-05
- 18 7 Corrected Notice of Public Hearing and Threshold Determination documentation issue
date 2-16-05
- 19 8 Notice of Public Hearing and Threshold Determination documentation issue date 2-10-
05
- 20 9 Notice of Application with Optional DNS documentation issue date 1-20-05
- 21 10 SEPA Notice documentation
- 22 11 Public Comments and Responses:
 - 23 a. Barbara Lacy- letter received 3-14-05
 - 24 b. Janet Way – email regarding Bothell's North Creek Cleanup dated 3-8-05
 - 25 c. Timothy Smith – email dated 3-8-05
 - d. Dale and Norma Hanberg- letter dated 2-25-05

- 1 e. Harley O'Neil- letter received 2-28-05
- 2 f. Randy Hoverson – letter dated 2-27-05
- 3 g. Dr. Joe and Lisa Upton – letter dated 2-27-05
- 4 h. Lori Hozjan – letter dated 2-25-05
- 5 i. Marci Hanberg – letter dated 2-23-05
- 6 j. Lacey O'Neil – letter received 2-28-05
- 7 k. Evan Voltsis – letter received 2-28-05
- 8 l. Franco and Lindsay Sanagustin – letter received 2-28-05
- 9 m. Caralee Cook – email and response dated 3-3-05
- 10 n. Traci Gradwohl – letter dated 2-28-05
- 11 o. Pawel and Elzbieta Kutek – letter dated 2-24-05
- 12 p. Cindy Williamson – letter dated 2-28-05
- 13 q. Jeffrey Lewis and Larry Steele/ Forward Shoreline – letter dated 3-1-05
- 14 r. George Daher City Hall Proposal
- 15 s. Petition in Support of an Echo Lake City Hall dated March 7, 2005
- 16 t. Response letter to Tracy Tallman dated 2-22-05
- 17 u. Tracy Tallman comment received 1-19-05
- 18 v. Tracy Tallman email dated 1-24-05
- 19 w. Anita Smith email and response dated 2/26/05
- 20 x. Mary C. Key email dated 2-27-05
- 21 y. Janet Way Testimony for City Hall Site Purchase Hearing 2-7-05
- 22 z. Kevin Gadzuk email and responses dated 2-16-05
- 23 aa. Eileen Dunnihoo email and response dated 2-4-05
- 24 bb. Cindy Ryu/Shoreline Merchants Association - email and response dated 2-4-05
- 25 cc. Virginia Paulsen email and response dated 2-4-05
- dd. Janet Way letter dated 2-4-05
- ee. Kevin Reeve email and response dated 2-4-05
- ff. Michelle Griffeth-Olivera email dated 2-4-05
- gg. Guy Olivera email dated 2-4-05

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- hh. Donn Charnley email dated 2-4-05
- ii. Elizabeth Mooney email and response dated 2-4-05
- jj. Barbara Lacey letter dated 2-3-05
- kk. Ann Wennerstrom letter dated 2-2-05
- ll. Bob Barta email dated 1-31-05
- mm. Donna Nicholls-Riegelhuth letter dated 1-25-05
- nn. Tim Stewart email response to Virginia Paulsen dated 1-18-05
- oo. Virginia Paulsen email and response re: growth projections dated 1-18-05
- pp. Virginia Paulsen email and response re: looking into the future dated 1-18-05.

12 Staff Correspondence

- a. Email: from C. Sundberg re: Weiman House dated 3-22-05
- b. Letter: from S. Passey re: Appeal of SEPA MDNS: Project No. 201372 dated 3-18-05
- c. Letter: from S. Passey re: Appeal of SEPA MDNS: Project No. 201372 dated 3-17-05
- d. Email: from I. Sievers re: echo lake project appealed dated 3-3-05
- e. Letter: Harley O'Neil dated 2-28-05
- f. Email: from Steve Paget re: green roof info dated 2-24-05
- g. Letter: Michael Trower dated 2-22-05
- h. Email: from J. Sanchez re: soils reports dated 2-11-05
- i. Log notes from contact with Charlie Sundberg of the King County Cultural Resources Dept. dated 1/28/05
- j. Memorandum: T. Stewart re: Council questions from January 24th Hearing dated 1-26-05
- k. Council Questions from January 24th Council Hearing
- l. Historic Surface Water/Bog data relating to Echo Lake
- m. Email: from T. Stewart re: EL 2
- n. Letter: from K. Lehmborg re: complete application dated 1-14-05
- o. Memorandum: from K. Lehmborg re: Notification of pending Quasi Judicial Matter dated 1-14-05

CITY OF SHORELINE'S DOCUMENT
LIST AND WITNESSES - 4

**SHORELINE CITY
ATTORNEY'S OFFICE**

17544 MIDVALE AVENUE N.
SHORELINE, WA 98133-4921
(206) 546-5945
FAX (206) 546-2200

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p. Memorandum: from Christopher Webb, PE re: Transmittal of additional information on LID Approaches dated 1-4-05

q. E-mail from Charlie Sundberg dated 4/4/05.

13 Echo Lake Mixed Use Development Traffic Impact Level of Service Summary and Mitigation Summary dated 12-30-04 prepared by Pertect.

14 Phase II Environmental Site Assessment dated 12-3-02 prepared by Associated Earth Sciences, Inc.

15 Phase I Environmental Site Assessment dated 10-10-02 prepared by Associated Earth Sciences, Inc.

16 Planning Commission Staff Report dated March 3, 2005

17 Memo to File Re MDNS Addendum

18 MDNS Addendum

DATED the 20th day of April, 2005.



Ian R. Sievers, WSBA No. 6723
City Attorney