

AGENDA

PLANNING COMMISSION REGULAR MEETING



Thursday, February 2, 2012
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
a. January 5 Regular Meeting	

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes.

6. GENERAL PUBLIC COMMENT	7:10 p.m.
7. PUBLIC HEARINGS	7:15 p.m.
a. Development Code Amendments	
• Staff Presentation	
• Questions by the Commission	
• Public Testimony	
• Final Questions & Deliberations	
• Vote to Recommend Approval or Denial or Modification	
• Closure of Public Hearing	
8. STUDY ITEMS	8:30 p.m.
a. Comprehensive Plan Major Update – Community Design & Parks	
• Staff Presentation	
• Public Comment	
9. DIRECTOR'S REPORT	9:45 p.m.
10. REPORTS OF COMMITTEES & COMMISSONERS/ANNOUNCEMENTS	9:50 p.m.
11. AGENDA FOR February 16	9:55 p.m.
12. ADJOURNMENT	10:00 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.

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CITY OF SHORELINE

**SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING**

January 5, 2012
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Wagner
Vice Chair Perkowski
Commissioner Behrens
Commissioner Esselman
Commissioner Moss

Staff Present

Rachael Markle, Assistant Director, Planning and Community Services
Miranda Redinger, Associate Planner, Planning and Community Services
Brian Lee, Associate Planner, Planning and Community Services
Steve Szafran, Associate Planner, Planning and Community Services
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Commissioner Broili
Commissioner Kaje

CALL TO ORDER

Chair Wagner called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Wagner, Vice Chair Perkowski and Commissioners Behrens, Esselman and Moss. Commissioners Broili and Kaje were absent.

APPROVAL OF AGENDA

The Commission agreed to change the order of the study items. The Development Code Amendments would be presented prior to the Comprehensive Plan Update. The remainder of the agenda was approved as presented.

DIRECTOR'S COMMENTS

Ms. Markle did not provide any comments during this portion of the meeting.

APPROVAL OF MINUTES

The minutes of November 17, 2011 were approved as amended. The minutes of December 1, 2011 were also approved as presented.

GENERAL PUBLIC COMMENT

No one in the audience expressed a desire to address the Commission during this portion of the meeting.

STUDY ITEM – DEVELOPMENT CODE AMENDMENTS

Staff Presentation

Mr. Szafran reminded the Commission that the purpose of the proposed Development Code Amendments is to bring the regulations in conformity with the Comprehensive Plan and State rules and to respond to the changing conditions and/or needs of the City. He advised that the purpose of the study session is to introduce the proposed amendments, entertain questions from the Commission, gather public comments, and develop a recommended set of Development Code Amendments for the public hearing.

Mr. Szafran advised that the Commission’s desk packet includes an addendum to the packet they received on December 23rd. It also includes a public comment related to a proposed amendment. Staff introduced and explained the proposed amendments and the Commissioners responded as follows:

- Mr. Szafran advised that staff is proposing to withdraw all the proposed amendments related to the Critical Areas Ordinance.
- Ms. Markle referred to the proposed amendment for Section 20.30.770.D.7 and explained that civil penalties can accrue quickly (up to \$25,000 in a single year) if a code enforcement issue is not resolved. The City Attorney has noted that civil penalties are typically reduced significantly for property owners who eventually comply with the code. However, rather than basing the reduction on the staff time used to address the code issue, he recommended the City identify a set percentage that would apply to all civil penalty reductions. As currently proposed, the Director would have the ability to reduce the civil penalties to 20% of accrued penalties, which can still be a significant amount in some cases.

Commissioner Behrens asked if the 20% reduction would become mandatory or could the City waive or charge less than 20% of an accrued penalty. Ms. Markle answered that the proposed code language would not allow the City to reduce accrued civil penalties to less than 20%. She suggested that another tool (extension of the notice and order of compliance) could be used more often for property owners who are working with the City and making progress. This would avoid accrual of civil penalties for situations that are beyond a property owner’s control.

Commissioner Moss suggested the language could say “up to 80%,” which would allow for less substantial reductions for some situations. Ms. Markle said the City Attorney has advised staff

to be completely consistent and fair. There would have to be a standardized reason for a lesser reduction. The proposed language is intended to treat all property owners the same.

Chair Wagner asked if the City Attorney's office tracks hours associated with enforcing the notice and order. Ms. Markle answered affirmatively and added that the property owner would be responsible for all reasonable attorney fees incurred to enforce the notice and order. Commissioner Behrens asked if this would include both City Attorney and outside attorney fees, and Ms. Markle answered affirmatively.

- Mr. Szafran explained that the proposed amendment to Section 20.40.400 would prohibit on-site metals and scrap recycling (Item D.4) and would allow on-site sales by appointment only (Item F). He explained that because the code already allows on-site service by appointment, there would be no additional impact from allowing sales by appointment, as well. In addition, proposed changes to Item J would allow a home-based business to have a small sign without a permit.
- Commissioner Behrens referred to Section 20.40.400.E and recalled that the Commission previously concluded that the City should be consistent and not treat business uses differently than residential uses. He asked if there is a history of home-based businesses in the City creating significant parking problems. Ms. Markle said the City has received parking complaints. Because home-based businesses in single-family residential zones are limited to 25% of a structure, Commissioner Behrens questioned the need to impose additional on-site parking requirements that could result in additional impervious surface. He also pointed out that businesses in commercial zones are allowed to use on-street parking to meet at least a portion of their parking requirement.

Chair Wagner asked staff to describe the types of complaints that have been raised related to parking. Based on the number and types of complaints, the Commission could consider a potential amendment.

Commissioner Behrens pointed out that tractor trailers are not prohibited from parking on residential streets. If the City allows residential property owners to park tractor trailers in front of their homes, home-based businesses should be allowed the same opportunity. Again, he emphasized the need for consistency. The regulations should be clear, necessary and equitably enforced city-wide.

- Chair Wagner referred to Section 20.40.400.A and questioned if the 25% floor area limitation is fair and equitable given that some structures are much larger than others. She asked staff to provide more information about what this limitation is intended to restrict and if it is the best way to accomplish the intent.
- Commissioner Behrens referred to Section 20.40.400.H.1 and asked how the City would regulate dual-use vehicles. For example, a property owner could use a vehicle for both personal and business uses. He asked staff to provide feedback at the Commission's next meeting to address this issue.

- Mr. Szafran advised that staff is proposing to remove “home occupations” from Table 20.30.040. As proposed, home occupations would no longer require a land-use permit. Instead, the City would rely on the business licensing process to track and regulate these uses. Commissioner Moss noted that the title of the section does not match the titles found on the table, itself. She also suggested it would be helpful for staff to provide language from SMC 5.05 to give the Commissioners clear information about what the business license requirements are.
- Mr. Szafran advised that staff is proposing to withdraw the proposed amendment to Section 20.30.100.
- Mr. Szafran said staff is recommending that Section 20.30.353 be clarified. The word “existing” seems to indicate that existing uses may develop or redevelop without a master plan permit in place. The new language makes it clear that a master plan permit is required for any action on any of the City’s campus zones. Ms. Markle noted that there is a statement at the bottom of Table 20.30.040, which states that administrative appeal authority is not provided for Type A Actions, except those that are not categorically exempt from environmental review. This statement applies to the entire table.
- Mr. Szafran said staff is proposing to delete “group homes” from the index of Section 20.40. The proposed amendment would also strike Section 20.40.390 because the City does not regulate group homes.
- Mr. Szafran announced that staff is recommending that the proposed amendment to Table 20.40.120 be withdrawn.
- Mr. Szafran advised that Sections 20.40.495, 20.50.260, 20.50.330, 20.50.420, and 20.70.020, would be amended to correctly reference “The Engineering Development Manual.”
- Commissioner Behrens asked if the language in Section 20.40.495 would apply to privately-owned recreational vehicles that are parked on private property. Mr. Szafran answered affirmatively and noted that no changes are being proposed to this section, except to correctly reference The Engineering Development Manual. Commissioner Behrens suggested that the opening statement in this section should be clarified. Mr. Szafran agreed to review the language to make sure it is clear and cannot be misinterpreted. Vice Chair Perkowski suggested that the words “per year” be added after “two weeks” to clarify the time limit further. Chair Wagner noted that Section 20.40.495.B allows two occupancies per year.
- Commissioner Behrens referred to Section 20.40.495.H and asked if a recreational vehicle would be allowed to use a solar generator, which does not create noise and are used to recharge storage batteries.
- Ms. Markle advised that the proposed amendment to Section 20.70.020 would transfer the authority to establish an Engineering Development Manual from the Planning and Community Development Director to the Public Works Director. This is consistent with Chapter 12.

- Mr. Szafran said the proposed amendment to Section 20.20.016 would change the definition for “multifamily dwelling.” As proposed, multifamily dwellings would include townhomes, apartments, mixed-use buildings, single-family attached and more than two duplexes located on a single parcel. He explained that the intent of the multifamily design standards is to provide amenities that benefit a larger number of people living within a development. However, staff believes that requiring common open space on small developments limits potential and is unneeded as duplexes often provide private open space such as decks and patios. He provided pictures to illustrate how the proposed change would be applied.

Commissioner Behrens asked staff to identify how the proposed new definition for multifamily dwelling would impact both developers and the City. Mr. Lee said he does not anticipate the City would be negatively impacted by the change because the multifamily standards are set up to provide recreational and open spaces for larger developments. Most developers of small lots would likely prefer to construct single-family, detached units, but the limited amount of space often requires that the units be attached. If the City added a requirement to provide a certain amount of open space, the development potential would be further reduced. It does not make sense to require a small duplex development to provide a play area when it is not even known if children will live in the units.

Commissioner Behrens asked what would prohibit a developer who owned several adjacent lots from submitting two applications for short plats on adjacent properties rather than a formal-plat application for the combined property. Mr. Lee answered that the code does not prohibit this type of action. Chair Wagner pointed out that the proposed amendment would not change this potential.

Commissioner Moss requested a definition for the term “tot lot.” Mr. Lee said there is currently no definition for “tot lot.” However, it is a common term the City uses to refer to children’s play areas. While the City requires that a certain amount of space be set aside for a “tot lot,” there is no requirement that there be play equipment, etc.

- Mr. Szafran referred to the proposed amendment to Section 20.40.210.D, which adds “detached” before “accessory dwelling units.” As proposed, detached accessory dwelling units (ADU) could be no larger than 50% of the living area of the primary residence, but this limitation would not apply to attached ADUs.

Chair Wagner said that in a previous discussion about frontage improvement requirements, the Commission discussed the scenario of a small house, with a larger ADU. She suggested that the proposed code amendment could restrict someone from replacing an existing structure to the full lot coverage allowed. Mr. Szafran provided some examples of ADUs that were recently approved. To address the question raised by Chair Wagner, he explained that the current code allows a property owner with a home that occupies 17% of a lot to construct an addition that maximizes the 35% lot coverage limitation. The proposed amendment would not limit how the inside of the structure is split up.

Chair Wagner asked if the intent is to limit the number of people living within a single-family residential envelope. Ms. Markle said the City cannot preclude ADUs based on the current code, but they are limited to 50% of the living area of the primary residence. She suggested there are likely numerous other situations where a property owner wants to convert a daylight basement into an ADU, but they have to be creative to meet the 50% requirement. Staff proposed the amendment to find out whether the community cares if an attached ADU is more than 50% of the main unit. She emphasized that staff is not currently proposing that detached ADUs greater than 50% of the primary residence be allowed. However, staff is open to feedback from the Commission.

Commissioner Moss asked if the code would allow a property owner to live in the ADU and rent out the main living space. Ms. Markle said the property owner can live in either unit, but the property owner must live on the lot. Commissioner Behrens asked how the City would enforce this requirement. Ms. Markle said it is enforced on a complaint basis, and it is very difficult to prove. She noted that when an ADU is approved, it is recorded on the title that one of the units must be owner occupied.

Commissioner Behrens referred to a letter the Commission received about a problem a property owner has had with an adjacent ADU. Given the number of comments he has received, he said it does not appear to be unusual for the property owner to not live in either of the units. There must be a reasonable solution to this problem rather than waiting for a citizen to complain.

Commissioner Esselman asked if a detached ADU must have a separate address so it can be easily located in emergency situations. Ms. Markle said she would research and provide a response at a future meeting.

Commissioner Behrens asked how the City would keep the new structure in scale with other houses in the neighborhood if the City allows a property owner to build an attached ADU that is twice the size of the existing house. Mr. Szafran cautioned that the City does not regulate scale. The current code allows large additions to existing small homes as long as they meet the height, setback, hardscape and lot coverage requirements. This would be allowed regardless of whether or not the structure is divided into a primary residence and ADU.

- Mr. Szafran referred to new draft language for Section 20.40.600, which is intended to clean up subjective language in the code such as “encourage” and “believes.” The amendment also better spells out requirements for in-kind replacements, modifications, and additions of new wireless antennas.
- Mr. Szafran advised that the amendment to SMC 20.70.150.D.3 refers to fire and building codes for address displays.
- Mr. Szafran reviewed that the proposed amendment to SMC 20.70.320 would require a property owner to upgrade or install frontage improvements based on the requirements adopted in the Transportation Master Plan and the Engineering Development Manual. The amendment would also require full frontal improvements for development consisting of more than one unit on a

single parcel. Commissioner Behrens asked if the language would apply to ADUs. Ms. Markle answered that ADUs do not have to meet the dwelling count requirements.

- Mr. Szafran referred to the proposed amendment related to A-board signs in North City. Currently, all commercial zones, except North City, allow one portable A-board sign per property. The Economic Development Manager has asked that the code be amended to allow them in North City, as well. Chair Wagner asked if there are current enforcement issues related to A-board signs, and Mr. Szafran answered affirmatively.

Chair Wagner clarified that, although the public would be invited to comment on the proposed Development Code Amendments, this is a study session and not a public hearing. The study session is intended to allow the Commission an opportunity to become more informed about what would actually be presented as part of the public hearing. Citizens who want their comments to be included as part of the public hearing record should submit written testimony in advance of the public hearing or provide oral comments at the public hearing.

The Commission recessed at 7:58 p.m. to allow the Commissioners an opportunity to review the items in the desk packet. The meeting reconvened at 8:10 p.m.

Chair Wagner asked the total number of adults allowed to live on a single residential property. Ms. Markle answered that the code allows up to 8 unrelated adults in each dwelling unit (primary and ADU), but the property owner would be required to live in one of the units.

Commissioner Behrens referred to Ms. Markle's written comment that "the City of Shoreline does not currently have design review requirements for single-family residences, attached or detached. As such, there is no requirement to design an addition or a new detached structure so it is integrated with the existing structure." He observed that this was the crux of a recent complaint related to ADUs. He questioned how this issue could be resolved without design review requirements. Ms. Markle agreed the City could regulate single-family design, but doing so would require a significant amount of work to implement.

Public Comment

Carry Kovacevich, Shoreline, said she and her husband have lived in the Briarcrest Neighborhood of Shoreline for the past 15 years. She reported that she also attended the City Council meeting on January 3rd and the Council of Neighborhoods meeting on January 4th. She noted that the Commissioners received a copy of the letter and materials she submitted to the City Council, as well as the response she received back. She emphasized that she is not opposed to ADUs because they are very valuable opportunities for residents. However, they should be careful about their potential negative impacts such as scale, sunlight, parking, density, transient rental population and compliance.

Ms. Kovacevich provided photographs to illustrate the disturbing scale of an ADU in her neighborhood. Her home is located on a fairly short street where there are currently six or seven rentals. She summarized that the transient rental population does not improve property values, and most of the people that own the properties do not even live in Shoreline. She expressed concern about allowing

attached ADUs of unlimited size. The ADU in her neighborhood is a 2-story split level unit attached to a small Cape Cod house in front. The Cape Cod house is now the ADU, and the new two-story unit blocks sunlight for the neighbor to the north. The ADU unit has three bedrooms, yet only one off-street parking space is required. She questioned where the six to eight people who could potentially live in the units would park. She said her most recent handout talks about how kids in the neighborhood have to walk around cars parked along the street because there are no sidewalks. She concluded that the proposed code language does not address the significant problems associated with ADUs.

Arthur Peach, Shoreline, said he also attended the Council of Neighborhoods meeting on January 4th. He reminded the Commission of all the hard work that went into the Southeast Shoreline Neighborhoods Subarea Plan. The goal of the subarea plan is to keep the higher densities to the outside along the transit corridors for easier access. He cautioned that if they eliminate the size ratio for attached ADU's they may end up creating more density in the neighborhoods, which they are trying to preserve. He summarized that it important to follow up on the subarea plan since many of the residents spent a great deal of time on it.

Commissioner Behrens asked Mr. Peach to share his suggestions for resolving issues related to ADUs. Mr. Peach recalled that one option discussed during the subarea plan process was locating ADUs on corner lots so that parking could be provided on either side. However, this offers property owners on corners a privilege that is not enjoyed by other property owners. He noted that the housing stock in the Briarcrest Neighborhood is aging, and some have been revitalized. He suggested there should be a process for reviewing projects to ensure they meet the subarea plan's goals for transitional zoning. He noted there have not been a significant number of complaints about ADU's based on the current code, and he is opposed to the proposed amendment that would eliminate the size restriction for attached ADUs. He suggested that staff contact surrounding jurisdictions to find out how they regulate ADUs.

Mr. Peach asked if properties are counted individually for tax purposes once they are subdivided. If so, a subdivided property would result in more tax revenue than a single property with an ADU.

Laethan Wene, Shoreline, said he was present to speak on behalf of people with disabilities. He voiced concern that a proposed amendment could eliminate the ability for group homes to locate in the City. People with disabilities depend on these housing opportunities.

Ryl Anderson, Shoreline, said she is the captain of her neighborhood's block watch group. She said she supports code language that allows group homes to be assimilated into the community. However, her block watch group is concerned because the use is not regulated adequately. They are particularly concerned that one group home in their neighborhood may have been converted to a type of half-way house that resulted in juvenile delinquency issues. She suggested that neighborhoods should be notified of group homes so they can better understand what is taking place.

Ms. Anderson said the neighborhood block watch group is concerned about allowing a maximum of 8 unrelated adults to live in a single dwelling unit. One house has a suspiciously high turn around, and they are concerned that it may be housing illegal immigrants. She suggested this issue should be addressed further. Ms. Markle invited Ms. Anderson to contact the Planning and Community

Development Services Department regarding her concerns and suspicions. Once contacted, the City would investigate the situation and report back to Ms. Anderson.

Mark Plummer, Shoreline, said he can understand citizen concerns about eliminating the size restrictions for attached ADUs. However, he reminded the Commission that the City allows development to occur within certain height restrictions. As far as sunlight, they live in the State of Washington. Kids will continue to walk in the street to get around cars because the City does not have an adequate sidewalk system. He suggested the City require homeowners and developers to provide sidewalks in neighborhoods so people have a safe place to walk. He noted the City currently does not require people to maintain their properties so people can walk as close to the curb as possible. Chair Wagner commented that the Commission has discussed the issue of sidewalks on a number of occasions, and the Transportation Master Plan has prioritized sidewalk development.

Chair Wagner welcomed Deputy Mayor Eggen to the meeting.

STUDY ITEM – COMPREHENSIVE PLAN UPDATE

Chair Wagner referred the Commissioners to the items that were received via email regarding the Comprehensive Plan Update. The Commissioners indicated they had an opportunity to review the items prior to the meeting.

Staff Presentation

Ms. Redinger reviewed that the Comprehensive Plan was last updated in 2006, and the State Growth Management Act (GMA) mandates that the plan be updated periodically. The target for King County cities was moved to June 30, 2015. However, the City Council's direction is to incorporate the Vision Statement that was adopted in 2009 into the Comprehensive Plan in 2012. She reviewed that the Vision Statement imagines what the City will be like in 20 years and identifies 18 Framework Goals, which should be considered when updating the Comprehensive Plan.

Ms. Redinger said the current Comprehensive Plan is approximately 300 pages, and the City Council has directed staff to make it more sufficient and easier to understand by relocating the analysis sections (background information) to a separate document. Staff also identified policies that could be removed because they are redundant to policies contained in other elements, obsolete or outdated, regulatory and too detailed for a general guiding document, background information, and/or superseded by local, state or federal regulations.

Ms. Redinger said the update will also include additions due to updated GMA or other requirements, to insert policies to promote the Vision Statement, and to add policies to achieve consistency with adopted functional master plans (i.e. Transportation; Surface Water; Parks, Recreation and Open Space; and Shoreline Master Plans). Additions would also be made to incorporate the Sustainability, Housing and Economic Development Strategies and the Subarea Plans that were recently adopted.

Ms. Redinger announced that over the next several months, the Commission would review two elements of the Comprehensive Plan Update per month in study sessions with staff. In addition to supporting

analysis, the packet for each element would consist of the proposed revisions in strike-through/underline format with comment boxes or color coding to identify the policies that are obsolete, redundant, superseded, etc. They will also receive a clean copy of the proposed changes for both the policy and analysis sections.

Ms. Redinger said it is important to identify a process that allows the most effective public involvement. Staff has discussed the option of a speaker series, followed by a reception period to allow public comment. Other options include open houses before Commission meetings to allow for community discussions, presentations at the Council of Neighborhoods and other community meetings, a presentation as part of a civics class at the public schools, a web page specifically for the Comprehensive Plan Update, articles in *CURRENTS*, a distribution list and public hearings.

Ms. Redinger said staff is proposing study sessions at the each of the Commission's first monthly meetings from February through June 2012, with speaker series on the Wednesday before the first Commission meeting of each month. The draft schedule is as follows:

- February – Community Design and Parks
- March – Utilities/Capital Facilities and Transportation
- April – Natural Environment and Land Use Map
- May – Housing and Economic Development
- June – Land Use and Land Use Map.

Ms. Redinger advised that in order to complete the update by the end of 2012, the State Environment Protection Act (SEPA) review and the Environmental Impact Statement (EIS) will need to be done in June through September. It is anticipated that the Planning Commission will conduct public hearings, deliberate and make a recommendation to the City Council by the end of October so that the update can be reviewed and formally adopted by the City Council by the end of December.

Chair Wagner reminded staff that the entire Comprehensive Plan Update would be adopted as a single package, and the Planning Commission will conduct three months of study sessions prior to the appointment of new Commissioners. Ms. Redinger said staff will discuss the potential turnover that could occur midway through the process. If it is very important to have the update adopted by the end of 2012, the City Council should keep in mind that newly appointed Commissioners will need to have a baseline understanding of Comprehensive Plans, land use, etc. Chair Wagner suggested the City communicate to potential applicants that it would behoove them to start attending Commission meetings so they are prepared to participate in the process as soon as they are appointed.

Chair Wagner suggested that the speaker series presentations be recorded and made available to the public via the Comprehensive Plan Update website. Ms. Redinger agreed that would be appropriate, if possible. She shared a preliminary list of potential speakers and invited the Commissioners to share their ideas, as well. Chair Wagner suggested staff contact Robyn McClelland, who previously recommended a particular speaker.

Commissioner Behrens recommended that the Parks, Recreation and Cultural Services Board should be invited to provide feedback regarding the parks element. Ms. Redinger commented that the

Commission and City Council are very familiar with the language in the recently adopted Transportation, Parks and Surface Water Master Plans, and staff intends to incorporate policies from these documents into the Comprehensive Plan. The goal is to maintain consistency. She suggested the Board could review the proposed update to the park element at their January 26th meeting and provide feedback to the Commission prior to their meeting on February 2nd.

Chair Wagner recommended the Commission consider conducting a special workshop, if necessary, to update the new Commissioners on what has transpired to date. Ms. Simulcik Smith noted that she requested the City Council make new Commissioner appointments by the third week in March. This would allow a week to schedule a new Commissioner orientation before the Commission's first meeting in April. Chair Wagner recommended that staff suggest to City Council that the appointments be made earlier, if possible.

Public Comment

No one in the audience expressed a desire to provide comment during this portion of the meeting.

DIRECTOR'S REPORT

Ms. Markle referred to the 2012-2013 Planning Commission Work Program, which was distributed to each Commissioner. She recalled that the Commission last reviewed the document at a joint meeting with the City Council, which was prior to the layoffs the Planning and Community Development Services Department experienced. As a result, some of the tasks have been removed and/or adjusted. Most of the light rail planning has been pushed out to 2013 and 2014, and Subarea Plans for the Richmond Beach and Ballinger Commercial Areas have been eliminated altogether. She suggested that this new schedule may have some impact on the Comprehensive Plan amendment docket, as well.

NEW BUSINESS

2012 Comprehensive Plan Amendment Docket

Mr. Szafran reviewed that the City Council has directed that the following items be docketed and on the work plan for the Commission to review in 2012: Updating the City's Comprehensive Plan and amending LU 43 by adding student housing to the Shoreline Community College Campus as an approved use. Ms. Markle added that four additional amendments were submitted after the Staff Report was sent out and are related to the Point Wells Subarea Plan. Staff has briefly discussed the proposed amendments to determine whether or not the City has the necessary staff resources to analyze the pros and cons. They will present their findings to the City Council, who will ultimately determine the final docket. She clarified that the Commission is not being asked to provide input at this time on whether the amendments have merit. Instead, they should share their thoughts on the implications the proposed amendments could have on the staff and Commission's work programs.

Vice Chair Perkowski clarified that all four of the new amendments came from the same applicant (Save Richmond Beach). Ms. Markle answered affirmatively. Vice Chair Perkowski asked if Save Richmond

Beach gave any indication on whether the proposed amendments were meant to be considered as a group or in any particular priority. Ms. Szafran answered no.

Commissioner Behrens asked if Save Richmond Beach has provided an indication of exactly what they want amended. Mr. Szafran said they have presented the exact language they would like incorporated into the Comprehensive Plan, but staff has not analyzed the resources that would be required to implement the proposed amendments. Staff will provide additional information to the City Council, and they will make the final decision about whether or not the amendments should be included on the 2012 docket.

Chair Wagner said the first amendment would address the level of service (LOS) at various intersections to make it consistent with other parts of the City's adopted LOS. The second amendment was to evaluate whether or not there could be alternative access, which would change the basic assumptions in the traffic study about how traffic would impact Shoreline if an alternative access were provided. The third amendment was to amend the capital facilities element related to water and sewer. The fourth amendment requested validation of information that implies that the area is classified as a seismic hazard due to liquefaction. She said she does not see any of the proposed amendments as overly complicated and time consuming.

Mr. Szafran said that addressing LOS standards and traffic modeling can be a complicated and expensive process. Chair Wagner said she does not believe that Save Richmond Beach is asking for additional traffic modeling. The proposed amendment would change the expectations of what the developer would have to model as compared to what is currently required. As an example, Ms. Markle said staff would need to evaluate whether the City or the developer would be expected to bare the expense of bringing an intersection to LOS C if the proposed amendment were adopted.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

None of the Commissioners provide reports or announcements during this portion of the meeting.

AGENDA FOR NEXT MEETING

Mr. Szafran advised that the January 19th agenda includes a public hearing on the Shoreline Master Program and a discussion on the proposed tree code amendments. A public hearing on the proposed Development Code amendments has been scheduled for February 2nd.

ADJOURNMENT

The meeting was adjourned at 9:10 P.M.

Michelle Linders Wagner
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

TIME STAMP
January 5, 2012

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

DIRECTOR'S COMMENTS: 0:52

APPROVAL OF MINUTES: 1:00

GENERAL PUBLIC COMMENT: 2:28

STUDY ITEMS:

Development Code Amendments:

Staff Presentation: 4:05

Recess: 59:01

Reconvene: 1:10:50

Public Comment: 1:15:40

Comprehensive Plan Update

Staff Presentation: 1:33:30

Public Comment: 1:55:46

DIRECTOR'S REPORT: 1:55:56

NEW BUSINESS

2012 Comprehensive Plan Amendment Docket: 1:57:30

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 2:09:45

AGENDA FOR NEXT MEETING: 2:10:00

ADJOURNMENT

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PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Public Hearing on Development Code Amendments #301727
DEPARTMENT: Planning & Community Development
PRESENTED BY: Steven Szafran, AICP
Rachael Markle, AICP, Planning & Community Development
Director

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> Other |

INTRODUCTION

At the January 5 study session, the Planning Commission:

- Reviewed the proposed Development Code Amendments
- Asked questions regarding the proposed amendments
- Received public comment
- Deliberated and asked further questions of staff
- Developed a recommended set of Development Code Amendments for the public hearing

BACKGROUND

The public hearing is the chance for the Planning Commission to respond to changes suggested at the study session and for the public to make any comments regarding any of the proposed development code amendments.

There was one amendment, 20.40.210 – Accessory Dwelling Units, which generated more discussion than the others and also compelled the community to speak on the issue. The amendment is analyzed below.

- Staff withdrew several amendments including 20.20.018, 20.20.032, 20.20.046, 20.30.100, 20.40.120, 20.80.030, 20.80.110, 20.80.220, and 20.80.230.
- Language was modified in section 20.40.210 – Accessory Dwelling Units
- The rest of the amendments did not change.

PROPOSAL & ANALYSIS OF UPDATED DEVELOPMENT CODE AMENDMENTS

The following amendments were changed from the previous study session:

- 20.40.210 – Accessory Dwelling Units

Approved By:

Project Manager 

Planning Director 

Staff originally proposed that “detached accessory dwelling units shall not be larger than 50% of the living area of the primary residence”. This means that attached ADU’s may be any size as long as building coverage and hardscape requirements are met.

A possible problem with this language is that a property owner with a modest sized home could make a big addition and call the original home the ADU and the new structure the primary residence. This was not staff’s intent.

It is staff’s intent to allow an ADU where one could be easily placed in mostly split-level or two story homes where the bottom and top levels are of equal size.

To further narrow the scope of the ADU amendment, staff proposes new language as an exception to letter “D”:

- ❖ 20.40.210 (D) – Accessory dwelling units shall not be larger than 50 percent of the living area of the primary residence.

Attached accessory dwelling units where building square footage will not be increased by more than 10% may be larger than 50 percent of the primary residence.

The new proposed language will accomplish two things; first, it will allow conversion of the basement or lower level of a house while still proving the property owner to add on a modest addition for some space lost to the lower level addition. Second, the amendment stops the construction of potentially out of scale new additions for the purpose of creating an ADU that may not fit into the character of the existing neighborhood.

The new language for ADU’s is included as **Attachment A**.

TIMING AND SCHEDULE

- Department of Commerce noticed on November 22, 2011
- Department of Ecology was noticed on December 12, 2011
- SEPA Determination was issued on December 12, 2011
- Planning Commission Public Hearing noticed December 13, 2011
- Planning Commission Study Session: January 5, 2012
- Planning Commission Public Hearing: February 2, 2012
- Council Study Session scheduled for March 5, 2012
- Council adoption scheduled for March 26, 2012
- Other venues in addition to the Seattle Times that were used to distribute information about this item: City Website and email.

PUBLIC COMMENT

One public comment letter was received since the study session and five (5) people spoke at the meeting. Three people spoke specifically about the ADU amendment. The comment letter is included as **Attachment C**.

AMENDMENTS ADDED TO THE PARKING LOT

There were a number of amendments that the Commission heard at the study session and had comments on. The Commission did not have comments or suggested changes to any of the proposed language that staff suggested but had comments about other language included in those sections. Due to the one week turn around between the Planning Commission's last meeting and preparation of this staff report, staff will look at the Commission's suggestions and bring those back to a future meeting. Staff anticipates one or two more rounds of Development Code amendments in 2012 so any new amendments will be introduced then. Planning Commission suggested amendments are located in **Attachment D**.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council on the proposed Development Code Amendments listed in **Attachment B**.

ATTACHMENTS

- Attachment A – Proposed language for 20.40.210 – Accessory Dwelling Units
- Attachment B – Final list of Proposed Development Code Amendments in Legislative Format.
- Attachment C – Public Comment Letter
- Attachment D – New amendments suggested by Planning Commission for a Future Date

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20.40.210 Accessory dwelling units.

- A. Only one accessory dwelling unit per lot, not subject to base density calculations.
- B. Accessory dwelling unit may be located in the principal residence, or in a detached structure.
- C. Either the primary residence or the accessory dwelling unit shall be occupied by an owner of the property or an immediate family member of the property owner. Immediate family includes parents, grandparents, brothers and sisters, children, and grandchildren.

Accessory dwelling unit shall be converted to another permitted use or shall be removed, if one of the dwelling units ceases to be occupied by the owner as specified above.

- D. Accessory dwelling units shall not be larger than 50 percent of the living area of the primary residence.

Attached accessory dwelling units where building square footage will not be increased by more than 10% may be larger than 50 percent of the primary residence.

- E. One additional off-street parking space shall be provided for the accessory dwelling unit.
- F. Accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
- G. Accessory dwelling unit shall comply with all applicable codes and standards.
- H. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principle dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 238 Ch. IV § 3(B), 2000).

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20.20.016

Dwelling, Multifamily

Multifamily dwellings include: townhouses, apartments, mixed use buildings, single-family attached, and ~~two or more~~ than two duplexes located on a single parcel.

Table 20.30.040 – Summary of Type A Actions and Target Time Limits for Decision, and Appeal Authority.

Action Type	Target Time Limits for Decision	Section
Type A:		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. Home Occupations , Bed and Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Right-of-Way Use	30 days	12.15.010 – 12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530 – 20.50.610
10. Site Development Permit	60 days	20.20.046, 20.30.315, 20.30.430
11. Deviation from Engineering Standards	30 days	20.30.290
12. Temporary Use Permit	15 days	20.40.100, 20.40.540
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Planned Action Determination	28 days	20.90.025

20.30.353 Master Development Plan.

D. Development Standards. Existing uses shall be subject to the following development standards:

1. Density is limited to a maximum of 48 units per acre;
2. Height is limited to a maximum of 65 feet;
3. Buildings must be set back at least 20 feet from property lines at 35 feet building height abutting all R-4 and R-6 zones. Above 35 feet buildings shall be set back at a ratio of two to one;
4. New building bulk shall be massed to have the least impact on neighboring single-family neighborhood(s) and development on campus;
5. At a minimum, landscaping along interior lot lines shall conform with the standards set forth in SMC [20.50.490](#);
6. ~~New e~~Construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible. Landscaping of parking areas shall at a minimum conform with the standards set forth in SMC [20.50.500](#);
7. Development permits for parking shall include a lighting plan for review and approval by the Planning Director. The lighting shall be hooded and directed such that it does not negatively impact adjacent residential areas;
8. The location, material, and design of any walkway within the campus shall be subject to the review and approval of the Planning Director; and
9. Where adjacent to existing single-family residences, ~~existing and new~~ campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen. The amount and type of plant materials shall be subject to the review and approval of the Planning Director.

These standards may be modified to mitigate significant off-site impacts of implementing the master development plan in a manner equal to or greater than the code standards.

20.30.770 Enforcement provisions.

D. Civil Penalties.

7. a. Civil penalties will be waived ~~or reimbursed to the payer~~ by the Director or will be reimbursed to the payer by the Director, with the concurrence of the ~~Finance~~ Administrative Services Director, under the following documented circumstances:

1. The notice and order was issued in error; or
2. The civil penalties were assessed in error; or
3. Notice failed to reach the property owner due to unusual circumstances;

b. Civil penalties will be reduced by the Director to 20% of accrued penalties if compliance is achieved and the city is reimbursed its reasonable attorney fees incurred in enforcing the notice and order.

**Chapter 20.40
Zoning and Use Provisions**

Sections:

Subchapter 1. Zones and Zoning Maps

- [20.40.010](#) Purpose.
- [20.40.020](#) Zones and map designations.
- [20.40.030](#) Residential zones.
- [20.40.040](#) Nonresidential zones.
- [20.40.045](#) Campus zones.
- [20.40.050](#) Special districts.
- [20.40.060](#) Zoning map and zone boundaries.

Subchapter 2. Permitted Uses

- [20.40.100](#) Purpose.
- [20.40.110](#) Use tables.
- [20.40.120](#) Residential type uses.
- [20.40.130](#) Nonresidential uses.
- [20.40.140](#) Other uses.
- [20.40.150](#) Campus uses.

Subchapter 3. Index of Supplemental Use Criteria

- [20.40.200](#) Purpose.
- [20.40.210](#) Accessory dwelling units.
- [20.40.220](#) Adult use facilities.
- [20.40.230](#) Affordable housing.
- [20.40.240](#) Animals.
- [20.40.250](#) Bed and breakfasts.

<u>20.40.260</u>	Boarding houses.
<u>20.40.270</u>	Cemeteries and columbariums.
<u>20.40.280</u>	<i>Repealed.</i>
<u>20.40.290</u>	Conference center.
<u>20.40.300</u>	<i>Repealed.</i>
<u>20.40.310</u>	Court.
<u>20.40.320</u>	Daycare facilities.
<u>20.40.330</u>	Dormitory.
<u>20.40.340</u>	Duplex.
<u>20.40.350</u>	Eating and drinking establishments.
<u>20.40.360</u>	Fire facility.
<u>20.40.370</u>	Funeral home/crematory.
<u>20.40.372</u>	Gambling.
<u>20.40.380</u>	Golf facility.
<u>20.40.390</u>	Group homes.
<u>20.40.400</u>	Home occupation.
<u>20.40.410</u>	Hospital.
<u>20.40.420</u>	Interim recycling facility.
<u>20.40.430</u>	Kennels and catteries.
<u>20.40.435</u>	Library adaptive reuse.
<u>20.40.440</u>	Manufactured homes.
<u>20.40.450</u>	Medical office/outpatient clinic.
<u>20.40.460</u>	Mobile home parks.
<u>20.40.470</u>	Performing arts companies/theaters.
<u>20.40.480</u>	Public agency or utility office.

20.40.490	Public agency or utility yard.
20.40.495	Recreational vehicle.
20.40.500	School bus base.
20.40.505	Secure community transitional facility.
20.40.510	Single-family attached dwellings.
20.40.520	Specialized instruction school.
20.40.530	<i>Repealed.</i>
20.40.535	Tent city.
20.40.540	<i>Repealed.</i>
20.40.550	Transit park and ride lot.
20.40.560	Trucking and courier service.
20.40.570	Unlisted use.
20.40.580	<i>Repealed.</i>
20.40.590	Veterinary clinics and hospitals.
20.40.600	Wireless telecommunication facilities/satellite dish and antennas.
20.40.610	Work release facility.

20.40.210 Accessory dwelling units.

- A. Only one accessory dwelling unit per lot, not subject to base density calculations.
- B. Accessory dwelling unit may be located in the principal residence, or in a detached structure.
- C. Either the primary residence or the accessory dwelling unit shall be occupied by an owner of the property or an immediate family member of the property owner. Immediate family includes parents, grandparents, brothers and sisters, children, and grandchildren.

Accessory dwelling unit shall be converted to another permitted use or shall be removed, if one of the dwelling units ceases to be occupied by the owner as specified above.

- D. Accessory dwelling units shall not be larger than 50 percent of the living area of the primary residence.

Attached accessory dwelling units where building square footage will not be increased by more than 10% may be larger than 50 percent of the primary residence.

- E. One additional off-street parking space shall be provided for the accessory dwelling unit.
- F. Accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
- G. Accessory dwelling unit shall comply with all applicable codes and standards.
- H. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principle dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 238 Ch. IV § 3(B), 2000).

~~20.40.390 Group homes.~~

~~See Community Residential Facilities I and II. (Ord. 238 Ch. IV § 3(B), 2000).~~

20.40.400 Home occupation.

Intent/Purpose: The City of Shoreline recognizes the desire and/or need of some citizens to use their residence for business activities. The City also recognizes the need to protect the surrounding areas from adverse impacts generated by these business activities.

Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:

A. The total area devoted to all home occupation(s) shall not exceed 25 percent of the floor area of the dwelling unit. Areas with garages and storage buildings shall not be considered in these calculations, but may be used for storage of goods associated with the home occupation.

B. In residential zones, all the activities of the home occupation(s) (including storage of goods associated with the home occupation) shall be conducted indoors, except for those related to growing or storing of plants used by the home occupation(s).

C. No more than two nonresident FTEs working on site shall be employed by the home occupation(s).

D. The following activities shall be prohibited in residential zones:

1. Automobile, truck and heavy equipment repair;
2. Auto body work or painting; and
3. Parking and storage of heavy equipment.
4. On-site metals and scrap recycling

E. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:

1. One stall for each nonresident FTE employed by the home occupation(s); and
2. One stall for patrons when services are rendered on site.

F. Sales shall be by appointment or limited to:

1. Mail order sales; and
2. Telephone or electronic sales with off-site delivery.

- G. Services to patrons shall be arranged by appointment or provided off site.
- H. The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:
1. No more than two such vehicles shall be allowed;
 2. Such vehicles shall not exceed gross weight of 14,000 pounds, a height of nine feet and a length of 22 feet.
- I. The home occupation(s) shall not use electrical or mechanical equipment that results in:
1. A change to the fire rating of the structure(s) used for the home occupation(s), unless appropriate changes are made under a valid building permit; or
 2. Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or
 3. Fluctuations in line voltage off premises; or
 4. Emissions such as dust, odor, fumes, bright lighting or noises greater than what is typically found in a neighborhood setting.

~~J. Home occupations that are entirely internal to the home; have no employees in addition to the resident(s); have no deliveries associated with the occupation; have no on-site clients; create no noise or odors; do not have a sign; and meet all other requirements as outlined in this section may not require a home occupation permit. One sign not exceeding four square feet may be installed without a sign permit per 20.50.610(O). It may be mounted on the house, fence or freestanding on the property (monument style). Any additional signage is subject to permit under SMC 20.50.~~

~~H. All home occupations must comply obtain a with business license requirements, subject to consistent with Chapter 5.05 of the Shoreline Municipal Code Title 5.~~

Note: Daycares, community residential facilities ~~such as group homes~~, animal keeping, bed and breakfasts and boarding houses are regulated elsewhere in the Code. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. IV § 3(B), 2000).

20.40.495 Recreational vehicle.

Recreational vehicles (RVs) may be occupied for temporary lodging for up to two weeks (two weeks equals one occupancy) on a lot with the permission of the property owner subject to the following conditions:

- A. Limited to one recreational vehicle per lot plus additional recreational vehicles for every additional 10,000 square feet of lot, above the minimum lot size for a particular zone;
- B. No more than two occupancies per calendar year per lot;
- C. Such occupancy does not create a public health hazard or nuisance;
- D. RV must be parked on approved surface that meets the off-street parking construction standards in the Engineering guide Development Manual;
- E. RV may not be parked in yard setbacks;
- F. RV may be occupied for temporary lodging for up to 30 days if connected to approved utilities including water and wastewater disposal;
- G. No business occupation shall be conducted in said recreational vehicle;
- H. Recreational vehicles shall not use generators;
- I. Any deviation from time limits, number of occupancies per year, and number of recreational vehicles allowed may be proposed through a temporary use permit, SMC [20.40.540](#). (Ord. 301 § 1, 2002).

20.40.600

(G) General Siting Criteria.

~~1. The City of Shoreline encourages wireless telecommunication providers to plan more frequent, less conspicuous sites instead of attempting to stretch desirable range through use of taller than necessary towers.~~

~~2. The City of Shoreline believes that specific types of wireless telecommunication facilities are better placed in some locations of the City than in others. The City of Shoreline is committed to preserving those locations for existing and future carriers, and to avoid over development (saturation) of any prime location with WTFs. The City may request feasibility studies associated with applications for ground-mounted WTF which demonstrate that locations on existing structures have been explored as the preferred alternative.~~

~~3. The development of single-user WTFs tends to use up those few prime locations more quickly than if all these facilities were co-located. Generally, co-location on existing towers and attachment of antenna to existing structures and buildings are encouraged by less complex permit procedures.~~

~~4. Co-location shall be encouraged for all personal wireless service facility applications.~~

~~a. To the greatest extent that is technically feasible, new applicants shall be required to build mounts capable of accommodating at least one other carrier.~~

~~b. Co-locations shall be reviewed by the City on the basis of the site being built out (all available mounting capacity in use).~~

~~c. Any WTF that requires an SUP under the provisions of this chapter shall be separated by a minimum of 1,000 feet from any other facility requiring an SUP, unless located within an area designated as a prime wireless location by the City of Shoreline.~~

~~5-~~ 1. The following shall be considered by the applicants as preferred locations for WTF:

a. Existing site or tower where a legal WTF is currently located.

b. Publicly used structures such as water towers, utility poles, and other structure and/or buildings.

2. Wherever possible stealth installations such as antennas either hidden within existing structures (e.g. church steeples or cupolas) or mounted in new structures

designed to look like non-purpose-built towers (e.g. flag poles, fire towers, light standards) are required..

3. If not using stealth installation, structure-mounted antennas shall be camouflaged, either boxed or painted, to blend in with the surrounding structure.
4. Pole or tower-mounted antennas shall be low profile and flush-mounted.

(H) Modification. ~~From time to time, the applicant and/or co-applicant may want to alter the terms of the CUP or SUP by modifying specific features of the WTF. If any of the following changes are proposed or occur, such modifications must be submitted to the City of Shoreline as a renewal of the CUP or SUP. This provision shall not apply to routine maintenance of WTF, including "in-kind" replacement.~~

- ~~1. Addition to, or replacement of, any equipment specified in the original design submittals.~~
- ~~2. Change of the WTF design as specified in the original permit submittals.~~

Excluding "in-kind" replacements, modifications to existing sites, including the addition of new antennas to existing structure and building mounted facilities, shall meet all requirements of this section.

1. Additions to existing facilities shall incorporate stealth techniques to limit visual impacts.
2. The antennas shall be mounted as close to the pole as possible.
3. The diameter of existing facility may not be increased by adding larger frames or arms.

20.50.260 Lighting – Standards.

- A. Accent structures and provide security and visibility through placement and design of lighting.
- B. Parking area light post height shall not exceed 25 feet.

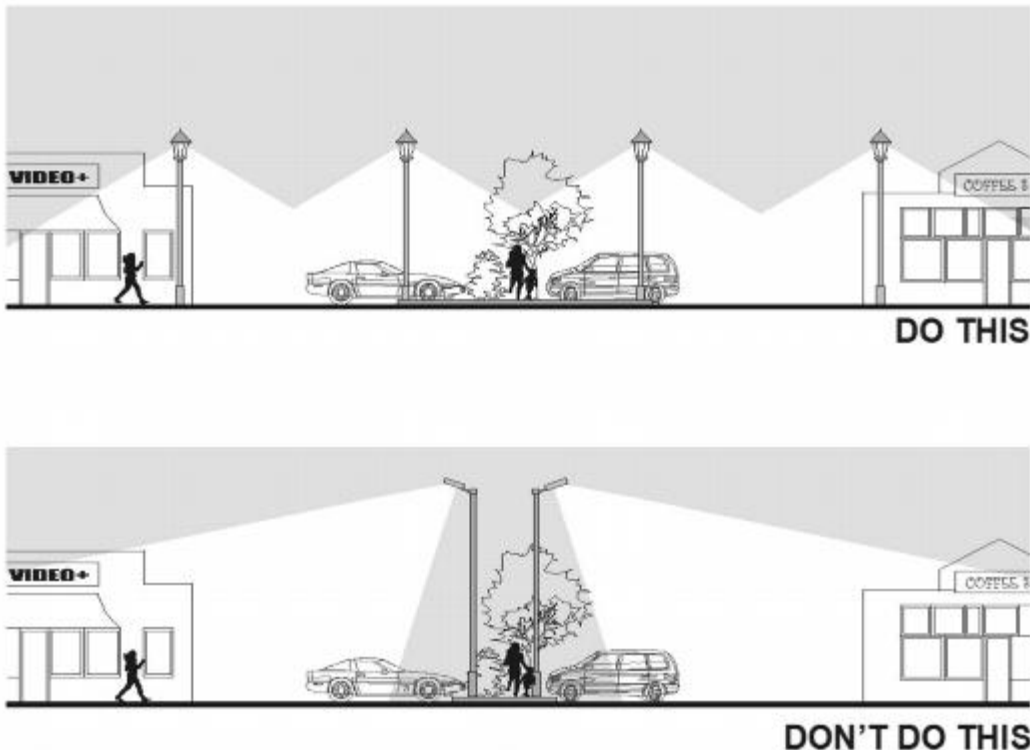


Figure 20.50.260: Locate lighting so it does not have a negative effect on adjacent properties.

- C. All building entrances should be well lit to provide inviting access and safety. Building-mounted lights and display window lights should contribute to lighting of pedestrian walkways.
- D. Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by the Engineering Development Manual provisions. It shall be designed to minimize glare on abutting properties and adjacent streets. The Director shall have the authority to waive the requirement to provide lighting.
- E. Outdoor lighting shall be shielded and downlit from residential land uses. (Ord. 469 § 1, 2007; Ord. 238, Ch. V § 4(B-2), 2000).

20.50.330 Project review and approval.

A. Review Criteria. The Director shall review the application and approve the permit, or approve the permit with conditions; provided, that the application demonstrates compliance with the criteria below.

1. The proposal complies with SMC [20.50.340](#) through [20.50.370](#), or has been granted a deviation from the Engineering Development Manual standards.
2. The proposal complies with all standards and requirements for the underlying permit.
3. If the project is located in a critical area or buffer or has the potential to impact a critical area, the project must comply with the critical areas standards.
4. The project complies with all requirements of the Engineering Development Manual standards and SMC [13.10.200](#), Surface Water Management Code and adopted standards.
5. All required financial guarantees or other assurance devices are posted with the City.

B. Professional Evaluation. In determining whether a tree removal and/or clearing is to be approved or conditioned, the Director may require the submittal of a professional evaluation and/or a tree protection plan prepared by a certified arborist at the applicant's expense, where the Director deems such services necessary to demonstrate compliance with the standards and guidelines of this subchapter. Third party review of plans, if required, shall also be at the applicant's expense. The Director shall have the sole authority to determine whether the professional evaluation submitted by the applicant is adequate, the evaluator is qualified and acceptable to the City, and whether third party review of plans is necessary. Required professional evaluation(s) and services may include:

1. Providing a written evaluation of the anticipated effects of proposed construction on the viability of trees on a site;
2. Providing a hazardous tree assessment;
3. Developing plans for, supervising, and/or monitoring implementation of any required tree protection or replacement measures; and/or
4. Conducting a post-construction site inspection and evaluation.

C. Conditions of Approval. The Director may specify conditions for work at any stage of the application or project as he/she deems necessary to ensure the proposal's

compliance with requirements of this subchapter, critical area standards, the Engineering Development Manual standards, the adopted stormwater management regulations, and any other section of the Shoreline Development Code, or to protect public or private property. These conditions may include, but are not limited to, hours or seasons within which work may be conducted, or specific work methods.

20.50.420 Vehicle access and circulation – Standards.

- A. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located, and constructed in accordance with the adopted Engineering Development Manual.
- B. Driveways for nonresidential development may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping is displaced by the driveway.
- C. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of Chapter [20.60](#) SMC, Adequacy of Public Facilities.
- D. No dead-end alley may provide access to more than eight required off-street parking spaces.
- E. Businesses with drive-through windows shall provide stacking space to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.
- F. A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility.
- G. Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:
 - 1. For each drive-up window of a bank/financial institution, business service, or other drive-through use not listed, a minimum of five stacking spaces shall be provided.
 - 2. For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be provided.
- H. Alleys shall be used for loading and vehicle access to parking wherever practicable. (Ord. 469 § 1, 2007; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 6(B-4), 2000).

20.50.550 Prohibited signs.

A. Spinning devices; flashing lights; pennants.

Exception 20.50.550(A)(1): Traditional barber signs allowed only in NB, O, CB, MUZ and I zones.

B. Portable signs.

Exception 20.50.550(B)(1): One sidewalk sandwich board sign per business allowed only in NB, O, CB, NCBD, MUZ and I zones and must be located next to the curb edge of a sidewalk in such manner so as not to interfere with the opening of parking car doors. An unobstructed passage of 48 inches shall be maintained for wheelchair travel on a sidewalk.

C. Off-site identification and signs advertising products not sold on premises.

Exception 20.50.550(C)(1): Off-site signage shall be allowed in commercial zones as part of a joint sign package between the owners of two or more adjoining properties. In determining the total allowable size for all of the signs in the joint sign package, the total area of signs shall not exceed the area that would be allowed for all of the participating properties as if they were one property. The proposed signs must meet all applicable development standards of this code.

D. Outdoor advertising signs (billboards).

E. Signs mounted on the roof. (Ord. 560 § 4 (Exh. A), 2009; Ord. 369 § 1, 2005; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(C), 2000).

**Chapter 20.70
Engineering and Utilities Development Standards**

Sections:

Subchapter 1. General Engineering Provisions

[20.70.010](#) Purpose.

[20.70.020](#) Engineering Development Manual ~~Guide~~.

Subchapter 2. Dedications

[20.70.110](#) Purpose.

[20.70.120](#) General.

[20.70.130](#) Dedication of right-of-way.

[20.70.140](#) Dedication of stormwater facilities.

[20.70.150](#) Dedication of open space.

[20.70.160](#) Easements and tracts.

Subchapter 3. Streets

[20.70.210](#) Purpose.

[20.70.220](#) Street classification.

[20.70.230](#) Street plan.

[20.70.240](#) Private streets.

[20.70.250](#) Street naming and numbering.

Subchapter 4. Required Improvements

[20.70.310](#) Purpose.

[20.70.320](#) Frontage improvements.

[20.70.330](#) Surface water facilities.

[20.70.340](#) Sidewalks, walkways, paths and trails.

Subchapter 5. Utility Standards

20.70.410	Purpose.
20.70.420	Utility installation.
20.70.430	Undergrounding of electric and communication service connections.

20.70.020 Engineering Development Manual Guide.

Pursuant to ~~SMC [20.10.050](#)~~, the Director is authorized to prepare and administer an “Engineering Development Guide.” The Engineering Development Manual adopted in SMC 12.10.100 Guide includes processes, design and construction criteria, inspection requirements, standard plans, and technical standards for engineering design related to development. The specifications shall include, but are not limited to:

- A. Street widths, curve radii, alignments, street layout, street grades;
- B. Intersection design, sight distance and clearance, driveway location;
- C. Block size, sidewalk placement and standards, length of cul-de-sacs, usage of hammerhead turnarounds;
- D. Streetscape specifications (trees, landscaping, benches, other amenities);
- E. Surface water and stormwater specifications;
- F. Traffic control and safety markings, signs, signals, street lights, turn lanes and other devices be installed or funded; and
- G. Other improvements within rights-of-way. (Ord. 591 § 2 (Exh. B), 2010).

SMC 20.70.150.D. All buildings must display addresses as follows:

1. The owner, occupant, or renter of any addressed building or other structure shall maintain the address numbers in a conspicuous place over or near the principal entrance or entrances. If said entrance(s) cannot be easily seen from the nearest adjoining street, the address numbers shall be placed in such other conspicuous place on said building or structure as is necessary for visually locating such address numbers from the nearest adjoining street.
2. If the addressed building or structure cannot be easily seen or is greater than 50 feet from the nearest adjoining street, the address numbers shall be placed on a portion of the site that is clearly visible and no greater than 20 feet from the street.
3. The address numbers figures shall comply with currently adopted building and fire codes. ~~be easily legible figures, not less than three four inches high if a residential use or individual multifamily unit, nor less than five inches high if a commercial use. Numbers shall contrast with the color of the structure upon which they are placed, and shall either be illuminated during periods of darkness, or be reflective, so they are easily seen at night.~~ (Ord. 238 Ch. VII § 3(C), 2000).

SMC 20.70.320 Frontage improvements

Frontage improvements shall be ~~provided and~~ upgraded or installed pursuant to standards set forth in the Transportation Master Plan Street Classification Map (Fig. A), the Master Street Plan contained in Appendix D of the Transportation Master Plan and the Engineering Development Guide Manual for the specific street which is substandard to satisfy adequate public roadways required for subdivisions by Chapter 58.17 RCW and Chapter 20.30 SMC, Subchapter 7 and to mitigate direct impacts of land use approvals. Deviations from the Engineering Development Manual may be considered through a Deviation from the Engineering Standards as set forth in SMC 20.30.290.

- A. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements, and pavement overlay to one-half of each right-of-way abutting a property as defined for the specific street classification. Additional improvements may be required to ensure safe movement of traffic, including pedestrians, bicycles, transit, and nonmotorized vehicles. The improvements can include transit bus shelters, bus pullouts, utility undergrounding, street lighting, signage, and channelization.
- B. Frontage improvements are required for:

1. All new multifamily, nonresidential, and mixed-use construction;
2. Remodeling or additions to multifamily, nonresidential, and mixed-use buildings or conversions to these uses that increase floor area by 20 percent or greater, as long as the original building footprint is a minimum of 4,000 square feet, or any alterations or repairs which exceed 50 percent of the value of the previously existing structure;
3. Subdivisions.
4. Development consisting of more than one dwelling unit on a single parcel.

Exception:

i. Subdivisions, short plats, and binding site plans where all of the lots are fully developed.

C. Exemptions to some or all of these requirements may be allowed if the street will be improved as a whole through a Local Improvement District (LID) or Capital Improvement Project scheduled to be completed within five years of permit issuance. In such a case, a contribution may be made and calculated based on the improvements that would be required of the development. Contributed funds shall be directed to the City's capital project fund and shall be used for the capital project and offset future assessments on the property resulting from an LID. An LID "no-protest" commitment shall also be recorded. Adequate interim levels of improvements for public safety shall be required.

D. Required improvements shall be installed by the applicant prior to final approval or occupancy.

E. For subdivisions the improvements shall be completed prior to final plat approval or post a bond or other surety as provided for in SMC [20.30.440](#). (Ord. 591 § 2 (Exh. B), 2010).

From: Carrie M. Kovacevich[SMTP:CARRIE@LAKEVIEWLAW.COM]
Sent: Friday, January 06, 2012 5:53:34 PM
To: Plancom
Subject: RE: Accessory Dwelling Units - LLC Ownership of Property
Auto forwarded by a Rule

Dear Commissioners:

I was unable to access the King County iMAP last night. To complete my e-mail, I wanted to provide you with links to the two rental units near us (within two or three houses) that are owned by an entity, as opposed to an individual.

16316 25th Place N.E. (rented to an adult group home) is owned by Knight Properties LLC:
<http://info.kingcounty.gov/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=3996900580>

16304 26th Avenue N.E. (rented to an individual) is owned by BAC Home Loan Servicing LP, a limited partnership:
<http://info.kingcounty.gov/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=3996900460>.

Thank you.

Carrie

Carrie M. Kovacevich

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Lakeview Law, PLLC

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Fax: (206) 686-4404

E-mail: carrie@lakeviewlaw.com

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New Amendments proposed by Planning Commission on January 5, 2012

20.40.400 – Home Occupation

Subsection A - The Commission requested staff look at the area for home occupations within the principle residence. Is 25% maximum area a fair number? A person with a 1,000 square foot home is more limited than a person with a 4,000 square foot home.

Subsection E – Commission requested Staff look at parking requirements for a home based business.

Subsection H – How are vehicles that are used for dual purposes treated in regards to the home occupation rules?

20.40.495 – Recreational Vehicles

Introduction – Commissioners were confused about the requirement limiting temporary lodging for up to two weeks. Does this mean that a property owner who owns said RV cannot stay in it more than two weeks a year?

Subsection H – There should be an exception for solar generators or other types of generators that do not make any noise.

20.40.210 – Accessory Dwelling Units

Should ADU's be required to have separate addresses for ease of emergency responders responding to an emergency?

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PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Comprehensive Plan Update, Parks and Community Design
DEPARTMENT: Planning & Community Development
PRESENTED BY: Miranda Redinger, Associate Planner
Rachael Markle, AICP, Director P&CD

Public Hearing
 Discussion

Study Session
 Update

Recommendation Only
 Other

INTRODUCTION & BACKGROUND

On January 5, 2012, staff and Commissioners discussed the proposed process for the Comprehensive Plan Update and public involvement. This meeting represents the first opportunity to delve into policy language and background analysis for the Parks, Recreation, and Open Space and Community Design Elements. According to the schedule outlined at the January meeting, this packet contains the following attachments that will be the subject of tonight's discussion.

- 2 copies of the Community Design Goals and Policies, 1 that shows updates from the previous version in track change format, and 1 with changes accepted to only show the proposal, a "clean version".
- 2 copies of the Community Design Analysis, 1 track change, 1 clean.
- 2 versions of the Parks, Rec. & Open Space Goals and Policies- This element (as well as Transportation) will be treated a little differently than other elements because of the recent adoption of the Parks, Recreation, and Open Space Plan (PROS) and Transportation Master Plan (TMP). Because Council has already approved policy language, and directed staff to improve consistency between guiding documents, the recommendation is a wholesale replacement of the current text with language directly from the master plans. Therefore, you will find a mostly clean version of the existing element and a mostly clean version of the proposed element, but they will not contain the same language.
- 2 versions of the Parks, Rec. & Open Space Analysis, 1 track change, 1 clean.

The Goals and Policies for the Parks Element were taken directly from Chapter 3 of the PROS Plan, adopted in July of 2011. The 2005 PROS Plan contained 7 goals and 37 policies, and staff worked with the Parks Board and Council over 18 months to recreate 5 goals, 20 policies, and 40 implementation strategies. Attachment F contains the goals and policies from the PROS Plan, but not the implementation strategies because they are too specific for a general guiding document. For your information, comment boxes in the Parks Goals and Policies Element delineate the origin of the language, either

Approved By:

Project Manager MR

Planning Director RM

from a previous PROS Plan goal, a previous Comprehensive Plan goal, or a Visioning Framework Goal.

SPEAKER'S SERIES

Part of the January discussion included a proposal for public outreach and involvement, one component of which is a Speaker's Series. The kick-off event was held on January 25th at City Hall and Chuck Wolfe, from the Urban Land Institute delivered a presentation on "Six Urbanist Themes of 2012." The audience included about 15 community members, 4 Planning Commissioners, 2 Councilmembers, and 6 staff. A web page dedicated to the Comprehensive Plan Update and the Visioning effort that took place in 2009 has been launched and contains a link to the Speaker's Series presentations from the current Update effort as well as the 2007 Speaker's Series. It can be accessed at www.shorelinewa.gov/2012Update. Staff will use the web page, as well as direct mailings, newsletters, press releases, and distribution lists to market the series and hopefully generate greater attendance.

NEXT STEPS

The second event in the Speaker's Series will take place on Wednesday, February 2 from 6:30-8:30 in the City Hall Council Chambers. Sara Nikolic, from the Puget Sound Regional Council's Growing Transit Communities Program, will discuss Transit-Oriented Development.

Staff will return in March with a draft of the Transportation Element and Supporting Analysis, which will be similar to the Parks Element in that policies will be a direct reflection of the approved Transportation Master Plan. Currently, Capital Facilities/Utilities are slated to be discussed in March as well, but that is contingent on reviewing the proposal with Public Works and meeting with utility providers. If there is not sufficient time for these prerequisites before information will need to be mailed to Commissioners, staff will substitute an introductory discussion of the Land Use map and postpone Capital Facilities/Utilities to a later date.

If you have questions or comments prior to the meeting, please contact Miranda Redinger at (206) 801-2513 or by email at mredinger@shorelinewa.gov.

ATTACHMENTS

Attachment A- Community Design Element, Goals & Policies, track change version
Attachment B- Community Design Element, Goals & Policies, clean version
Attachment C- Community Design Element, Analysis, track change version
Attachment D- Community Design Element, Analysis, clean version
Attachment E- Parks Element, Goals & Policies, current version
Attachment F- Parks Element, Goals & Policies, proposal
Attachment G- Parks Element, Analysis, track change version
Attachment H- Parks Element, Analysis, clean version

Community Design Element Goals & Policies

Introduction

The intent of the Community Design Element is to ensure that new construction and improvements fit into and enhance the community. ~~Good Community design can provide more privacy in residential areas, and encourage more activity in the public realm. Ultimately, implementing these Community Design policies will and create a cohesive community image and draw people to more actively use the City.~~

The goals and policies in this ~~eElement address Design Quality, Public Places and Connections, Neighborhoods, site and building design; signs; vegetation and landscaping; open space; public spaces; public art; sidewalks, walkways, and trails; street corridors; Transit-Oriented Design; freeways; neighborhood commercial; residential; and Historic Preservation. Design Quality policies apply to the design of individual development in commercial and multifamily areas. Public Places and Connections policies apply to the design of streets, parks, public facilities, etc. that are used by the general public. Neighborhood policies apply to residential areas, especially focusing on where they interface with smaller commercial areas. Historic Preservation policies apply to those buildings, places and landmarks that give Shoreline's identity more depth and relevance context to its location and era.~~

There are other community design policies that are specific to subareas of the City. Refer to Subarea 1 - North City, Subarea 2 – Point Wells, Subarea 3 – Southeast Shoreline, Subarea 4 Aldercrest, and Town Center Subarea.

~~The Community Design Element – Supporting Analysis section of this Plan contains the background information that describes the existing conditions and issues related to Community Design in the City and provides the foundation for the following goals and policies.~~

Community Design Goals

- Goal CD I:** Promote community development and redevelopment that is ~~carefully considered,~~ aesthetically pleasing, functional and consistent with the City's vision.
- Goal CD II:** Design streets ~~to create a cohesive image and improve the experience of pedestrians and drivers while minimizing safety issues.~~
- Goal CD III:** Enhance the identity and appearance of residential and commercial neighborhoods.

Comment [sc1]: Should this be in the Transportation Element?

Goal CD IV: Encourage historic preservation to provide context and perspective ~~to~~for the community.

Goal CD V: Encourage walkable communities, interconnection. (sidewalks & and trails, destinations)

Comment [s2]: Possibly need “branding” for “walkable” to create image, should combine healthy city strategy and new urbanist concepts. Simplify message to include multiple goals, climate, quality of life, eco. devo., etc.

Community Design Policies

Site and Building Design

CD1: Encourage design of major private and public buildings to create distinctive places landmarks ~~reference points~~ in the community.

CD2: ~~Refine~~ Ensure that development proposals are consistent with adopted design standards so that new projects contribute to the livability of the development and the aesthetic appeal of the community and complement adjacent development.

CD3: ~~Provide incentives to encourage development that is visually stimulating and thoughtful, and that convey quality architecture, workmanship and durability in building materials.~~ OBSOLETE

Comment [sc3]: City is moving away from incentives

CD4: ~~Ensure that development relates, connects, and continues design quality and site functions from site to site in multifamily, public facilities and commercial areas.~~ REDUNDANT TO CD6

CD5: ~~Encourage large? new development that surrounds or is located adjacent to public spaces that will enrich the public space and encourage people to use them, by enhanced architectural elements and building materials (e.g., full length windows with displays or activity inside to provide interest, street furniture, etc.).~~ OBSOLETE does not make sense

CD6: Encourage commercial, and mixed use and multifamily development to provide public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, activities, ~~openness, and sunlight, and view preservation.~~

CD7: ~~Provide development incentives that encourage private and institutional developers to include artists on design teams and incorporate artwork into public areas of their projects.~~ OBSOLETE – moving away from incentives

CD8: ~~To minimize visual impacts, encourage rooftop mechanical equipment, loading areas and dumpster screening to be designed so that it is integral to~~ consistent with the building architecture. SUPERSEDED

Comment [s4]: Already in Development Code.

CD9: Buffer the visual impact of commercial, office, industrial and institutional development on residential areas, ~~by requiring appropriate building and site design, landscaping, and shielded lighting to be used.~~ REGULATION

Comment [sc5]: Require is probably not an appropriate word in a policy context

CD10: Encourage architectural elements that provide ~~rain cover and solar access to pedestrian areas.~~protection from the weather.

CD11: ~~Ensure clear and ample walkways for pedestrians to connect public sidewalks and parking areas to building entrances, and to connect within and between developments.~~ REGULATION

Comment [sc6]: Ensure is probably not an appropriate word in a comprehensive plan

CD12: ~~When making improvements to the public right of way ensure that site access and adequate parking remains on affected properties.~~ OBSOLETE

~~CD#:~~ ~~Consolidate design standards that are consistent from the different subareas and zones.~~

Comment [r7]: We will make this goal obsolete before it even gets adopted.

Signs

CD13: Encourage signage to be ~~unique and complementary~~ in scale to the building architecture.

CD14: ~~Ensure that signs provide information and make a positive visual contribution to the character of the community in which the sign is located.~~ SUPERCEDED

CD15: Discourage multiple or large signs that clutter, distract, and dominate the streetscape of commercial areas.

CD16: ~~Be attentive to loss of non-conforming status as an opportunity to remove billboards. Initiate removal of billboards using an amortization schedule.~~

CD17: ~~Where it may be beneficial to the business,~~ Encourage the consolidation of signs on a single structure where a commercial development includes multiple businesses.

CD 18: Encourage signs on multi-tenant buildings to be complementary in size and style for all commercial and ~~multi-~~ mixed use zones.

Comment [m8]: We have a multi-tenant sign provision that does not currently apply in all zones and could be strengthened

CD 19: Discourage signage that is distracting to drivers.

Possible addition: Consider signage that is unique to a specific business.

Possible addition: ~~Develop~~Improve permit process for temporary signs or banners.

Vegetation and Landscaping

CD18: Encourage the use of ~~City projects and those on City-owned property~~ native, drought tolerant plantings throughout the City. ~~and natural pesticides and fertilizers where appropriate.~~

Comment [p9]: Natural Environment?

CD Educate the public on best management practices regarding use of pesticides and fertilizers.

Comment [j10]: Natural Environment?

CD19: Encourage the use of appropriate landscape design ~~as a buffer between in commercial and residential uses settings.~~ SUPERSEDED

- CD20: Encourage large scale, residential and commercial development to consolidate onsite landscape areas, especially when site frontage can be enhanced.
- CD21: Encourage concentrated seasonal-color planting in highly visible, public and semi-public areas.
- CD22: Encourage the Pacific Northwest environmental character through the retention of existing vegetation and through use of native plants in new landscaping. Encourage water conservation in landscape designs. REDUNDANT TO CD 18
- CD23: ~~Where clearing and construction is unnecessary, Where feasible, preserve significant trees and mature vegetation.~~

Comment [j11]: Natural Environment?

Open Space

- CD24: Preserve, encourage, and enhance open space as a significant element of the community's character through parks, trails, water features, and other significant properties (such as cemeteries) that provide public benefit.
- CD25: Encourage development to integrate public and private open spaces where appropriate.

Public Spaces

- CD26: Preserve and enhance views from public places of water, mountains, or other unique landmarks as valuable civic assets.
- CD27: Provide public spaces of various sizes and types throughout the community.
- CD28: ~~Ensure that Design public spaces are designed to provide public amenities and facilities such as seating, landscaping, kiosks, connections to surrounding uses and activities, lighting, appropriate noise levels and a sense of security.~~
- CD29: Consider landscaping or other special design treatments at the edges of public spaces that abut residential property for special design treatment to create a buffer effect separate public space from private space, while still providing visual access to the public amenity and security.
- CD30: ~~Ensure Encourage building and site design to provide access to sunlight and fresh air in public spaces by encouraging buildings and site designs from shading gathering spaces during periods of the year and times of the day when outdoor activity is most prevalent.~~
- CD31: Provide appropriate protection from inclement weather in major public. REDUNDANT
- CD32: ~~Protect waterfronts and make them accessible to the public so that they continue to give Shoreline an image of a city with natural beauty. REDUNDANT TO SMP ELEMENT~~

Comment [sc12]: See above comment re "ensure"

Comment [m13]: See above comment re "ensure"

Public Art

CD33: Encourage a variety of artwork and arts activities in public places, such as parks, public buildings, rights-of-way, and plazas.

~~**CD34:** Use the 1% for Public Art Program to generate money for public art. OBSOLETE~~

Comment [r14]: City has an ordinance enacting this.

CD35: Encourage private donations of art to the City.

Sidewalks, Walkways and Trails

~~**CD36:** Where appropriate feasible, provide sidewalks, walkways, and trails with lighting, seating, landscaping, street trees, public art, bike racks, railings, newspaper boxes, trash receptacles, etc and other amenities on sidewalks, walkways and trails. These improvements should be compatible with safe pedestrian circulation. Enhance the Aurora Corridor to include gateway improvements, pedestrian amenities, landscaping, cohesive frontage improvements, and a boulevard streetscape design. OBSOLETE~~

CD36: Where appropriate and feasible, provide lighting, seating, landscaping, and other amenities on sidewalks, walkways and trails.

Street Corridors

CD37: Develop Utilize the Green Street standards in the Master Street Plan to be applied as an overlay to existing street design standards. The "Green Street" standards shall provide guidelines for an enhanced streetscape, including street trees, landscaping, natural stormwater management techniques, lighting, pathways, crosswalks, pedestrian and bicycle facilities, decorative paving, signs, seasonal displays, and public art. The "Green Street" standards shall vary consistent with the underlying street classification.

~~**CD38:** Develop a program to implement Green Street improvements that prioritizes connections to schools, parks, neighborhood centers and other key destinations.~~

Comment [m15]: This was turned into an implementation strategy in the TMP, and REDUNDANT TO CD37 (as modified).

~~**CD39:** Coordinate the "Green Streets" program with policies to provide vehicle, pedestrian and bicycle mobility; safe and friendly streets; parks and recreation opportunities; and enhanced storm drainage.~~

Comment [m16]: This is very similar to CD37 (as modified).

CD40: Provide identity and continuity to street corridors by using a comprehensive street tree plan and other landscaping to enhance corridor appearance and create distinctive districts.

CD41: Provide pedestrian gathering spaces to unify corners of key intersections involving principal arterials.

CD42: Establish and maintain attractive gateways at various locations in the city; including those identified in the Gateway Manual, at internal locations of the city where commercial districts begin and in residential neighborhoods with locations to be determined by each neighborhood group.

~~CD43: Enhance the Aurora Corridor to include gateway improvements, pedestrian amenities, landscaping, cohesive frontage improvements, and a boulevard streetscape design. OBSOLETE~~

CD 44: Use Low Impact Development techniques or green street elements except when determined to be unfeasible. Explore opportunities to expand the use of natural stormwater treatment in the right-of-way through partnerships with public and private property owners

Comment [m18]: This is policy T9 from the TMP.

Transit Facility

~~CD45: Encourage site and building designs that support and connect with existing or planned transit facilities in the vicinity. REPLACED W/ MORE UP TO DATE POLICY BELOW~~

Transit-Oriented Development (TOD)

CD45: In conjunction with station-area planning for proposed light-rail and Bus Rapid Transit (BRT) on Aurora Avenue, identify areas appropriate for TOD, and create appropriate zoning category with design and transition standards.

Freeway

~~CD46: Encourage distinctive improvements at freeway interchanges.~~

~~CD47: Encourage the construction of sound walls between residential neighborhoods and the freeway.~~

~~CD48: Encourage dense, fast growing plantings that screen or soften views of the freeway. OBSOLETE~~

Neighborhood Commercial

~~CD49: Develop attractive, functional, and cohesive walkable commercial areas that are harmonious with provide adjacent neighborhoods with goods and services, by considering the impacts of land use, building scale, views and through traffic.~~

Comment [m19]: Deleted sections REDUNDANT

~~CD50: Encourage buildings to be sited at or near the public sidewalk as long as safe access and space for improvements (e.g., benches, lighting) are not diminished.~~

Comment [m20]: Deleted section REDUNDANT

Residential

~~CD51: Allow neighborhood groups to make their own decisions about neighborhood signs within city wide criteria. REDUNDANT~~

~~CD52: Incorporate Encourage the installation of entry designs (such as low-profile identification signs, landscaping) into residential neighborhoods and subdivisions that complement neighborhood character.~~

Comment [p21]: We don't and probably won't have regs. for these kind of signs unless you mean neighborhood ID signs.

~~CD53: Encourage improvements to neighborhood appearance and function, including supporting Support neighborhood improvement projects with City grants. Appropriate neighborhood improvement Possible projects include, signs,~~

crosswalks, traffic calming, fencing, special lighting, street furniture, trails and landscaping, etc., as long as pedestrian and vehicular safety are ensured.

Comment [p22]: Transportation Element?

CD54: ~~Preserve the natural character of neighborhoods by minimizing~~ Minimize the removal of existing vegetation, especially mature trees, when improving streets or developing property.

Historic Preservation Policies

CD55: Preserve, enhance and interpret Shoreline’s ~~historical and archaeological identity~~ history.

CD56: Recognize the heritage of the community by naming or renaming parks, streets, and other public places after major figures and events ~~through public involvement.~~

CD57: ~~Designate historic landmark sites and structures to ensure that these resources will be recognized and preserved.~~ REDUNDANT TO CD62

CD58: Educate the public about Shoreline’s history. Continue to discover, educate, and inventory historic resources. ~~(deleted section REDUNDANT TO CD62)~~

CD59: Develop process for ~~Review of~~ proposed changes to historic landmark sites and structures to ensure that these resources continue to be a part of the community.

CD60: Develop incentives such as fee waivers and code flexibility to encourage preservation of historic resources.

CD61: Encourage stewardship of historic sites and structures.

CD62: Work cooperatively with other jurisdictions, agencies, organizations, and property owners to identify and preserve historic resources.

CD63: ~~Adopt the State Historic Building Code, as an additional guideline or alternative to the Uniform Building Code, to provide for more appropriate, flexible treatment of historic buildings.~~ OBSOLETE

Comment [m23]: As a component of the last code cycle the State Historic Building Code was rolled into the body of the State Building Code by State Amendment that became effective on July 1, 2010.

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Community Design Element Goals & Policies

Introduction

The intent of the Community Design Element is to ensure that new construction and improvements enhance the community. Good community design can provide more privacy in residential areas, encourage more activity in the public realm, and create a cohesive community image.

The goals and policies in this element address site and building design; signs; vegetation and landscaping; open space; public spaces; public art; sidewalks, walkways, and trails; street corridors; Transit-Oriented Design; freeways; neighborhood commercial; residential; and historic preservation.

There are other community design policies that are specific to subareas of the City. Refer to Subarea 1 - North City, Subarea 2 – Point Wells, Subarea 3 – Southeast Neighborhoods, Subarea 4- Aldercrest, and Town Center Subarea.

Community Design Goals

- Goal CD I:** Promote community development and redevelopment that is aesthetically pleasing, functional and consistent with the City’s vision.
- Goal CD II:** Design streets to create a cohesive image and improve the experience of pedestrians and drivers while minimizing safety issues.
- Goal CD III:** Enhance the identity and appearance of residential and commercial neighborhoods.
- Goal CD IV:** Encourage historic preservation to provide context for the community.
- Goal CD V:** Encourage walkable communities, interconnection through sidewalks and trails, and creating more destinations.

Community Design Policies

Site and Building Design

- CD1:** Encourage design of major private and public buildings to create distinctive places in the community.

- CD2:** Refine design standards so that new projects contribute to the livability of the development and the aesthetic appeal of the community.
- CD3:** Encourage commercial, mixed use and multifamily development to provide public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, activities, and sunlight.
- CD4:** Buffer the visual impact of commercial, office, industrial and institutional development on residential areas.
- CD5:** Encourage architectural elements that provide protection from the weather.

Signs

- CD6:** Encourage signage to be complementary in scale to the building architecture.
- CD7:** Discourage multiple or large signs that clutter, distract, and dominate the streetscape of commercial areas.
- CD8:** Be attentive to loss of non-conforming status as an opportunity to remove billboards.
- CD9:** Encourage the consolidation of signs on a single structure where a commercial development includes multiple businesses.
- CD10:** Encourage signs on multi-tenant buildings to be complementary in size and style for all commercial and mixed use zones.
- CD11:** Discourage signage that is distracting to drivers.
- CD12:** Consider signage that is unique to a specific business.
- CD13:** Improve permit process for temporary signs or banners.

Vegetation and Landscaping

- CD14:** Encourage the use of native, drought tolerant plantings throughout the City.
- CD15:** Educate the public on best management practices regarding use of pesticides and fertilizers.
- CD16:** Encourage large scale, residential and commercial development to consolidate onsite landscape areas.
- CD17:** Encourage concentrated seasonal planting in highly visible, public and semi-public areas.
- CD18:** Where feasible, preserve significant trees and mature vegetation.

Open Space

- CD19:** Preserve, encourage, and enhance open space as a significant element of the community's character through parks, trails, water features, and other significant properties (such as cemeteries) that provide public benefit.
- CD20:** Encourage development to integrate public and private open spaces where appropriate.

Public Spaces

- CD21:** Preserve and enhance views from public places of water, mountains, or other unique landmarks as valuable civic assets.
- CD22:** Provide public spaces of various sizes and types throughout the community.
- CD23:** Design public spaces to provide public amenities and facilities such as seating, landscaping, kiosks, connections to surrounding uses and activities, lighting, appropriate noise levels and a sense of security.
- CD24:** Consider landscaping or other special design treatments at the edges of public spaces that abut residential property to separate public space from private space, while still providing visual access to the public amenity.
- CD25:** Encourage building and site design to provide access to sunlight in public spaces

Public Art

- CD26:** Encourage a variety of artwork and arts activities in public places, such as parks, public buildings, rights-of-way, and plazas.
- CD27:** Encourage private donations of art to the City.

Sidewalks, Walkways and Trails

- CD28:** Where appropriate and feasible, provide lighting, seating, landscaping, and other amenities on sidewalks, walkways and trails.

Street Corridors

- CD29:** Utilize the Green Street standards in the Master Street Plan to provide for an enhanced streetscape, including street trees, landscaping, natural stormwater management techniques, lighting, pathways, crosswalks, pedestrian and bicycle facilities, decorative paving, signs, seasonal displays, and public art.
- CD30:** Provide identity and continuity to street corridors by using a comprehensive street tree plan and other landscaping to enhance corridor appearance and create distinctive districts.

- CD31:** Provide pedestrian gathering spaces to unify corners of key intersections involving principal arterials.
- CD32:** Establish and maintain attractive gateways at various locations in the city; including those identified in the Gateway Manual, at internal locations of the city where commercial districts begin and in residential neighborhoods with locations to be determined by each neighborhood group.
- CD 33:** Use Low Impact Development techniques or green street elements except when determined to be unfeasible. Explore opportunities to expand the use of natural stormwater treatment in the right-of-way through partnerships with public and private property owners

Transit-Oriented Development (TOD)

- CD34:** In conjunction with station-area planning for proposed light-rail and Bus Rapid Transit (BRT) on Aurora Avenue, identify areas appropriate for TOD, and create appropriate zoning category with design and transition standards.

Freeway

- CD35:** Encourage the construction of sound walls between residential neighborhoods and the freeway.

Neighborhood Commercial

- CD36:** Develop walkable commercial areas that provide adjacent neighborhoods with goods and services
- CD37:** Encourage buildings to be sited at or near the public sidewalk.

Residential

- CD38:** Encourage the installation of entry designs (such as low-profile identification signs, landscaping) into residential neighborhoods and subdivisions.
- CD39:** Support neighborhood improvement projects with City grants. Possible projects include signs, crosswalks, traffic calming, fencing, special lighting, street furniture, trails and landscaping.
- CD40:** Minimize the removal of existing vegetation, especially mature trees, when improving streets or developing property.

Historic Preservation

- CD41:** Preserve, enhance and interpret Shoreline's history.
- CD42:** Recognize the heritage of the community by naming or renaming parks, streets, and other public places after major figures and events.
- CD43:** Educate the public about Shoreline's history.

- CD44:** Develop process for review of proposed changes to historic landmark sites and structures to ensure that these resources continue to be a part of the community.
- CD45:** Develop incentives such as fee waivers and code flexibility to encourage preservation of historic resources.
- CD46:** Encourage stewardship of historic sites and structures.
- CD47:** Work cooperatively with other jurisdictions, agencies, organizations, and property owners to identify and preserve historic resources.

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Community Design Element Supporting Analysis

Background and Context

~~As Shoreline evolves, it is important to preserve its natural qualities while enhancing the existing more developed areas. The way that a development is designed can make a large difference in the way it fits into the community. Most citizens requested community design to ensure. In Shoreline, design concerns often focus on:~~

- Compatible new homes in neighborhoods;
- Transition buffers between neighborhood and commercial land uses;
- Tree and view preservation;
- Functional and aesthetic improvements to the Aurora Corridor; and
- Basic design review for single-family, multifamily, and commercial development.

~~Community design combines aspects of architecture, landscape, public works facilities, public art and transportation's systems. Improved design does not have to be extravagant; it can simply be a more thoughtful approach to the look of new development.~~

Design Quality

Design quality is important to Shoreline because ~~the citizens want the~~ new development that is anticipated in the next 20 years ~~will need to fit into and~~ enhance the community. Frequently, development becomes more acceptable if it is well-designed. Design describes more than appearance. Design also means the way a development functions and relates to surrounding properties. Examples are shared driveways, similar landscaping, pedestrian connections, similar building form, collective open and public space, and continuous pedestrian protection from weather. Assets and attributes of adjacent sites, when connected or combined, improve the overall function and appeal of the area. ~~Design is not necessarily extravagant. Rather, d~~Design quality means thoughtful development and thoughtful improvements. Design quality is seen as a development's overall contribution to the appearance of the community. For example, within new development, retention of existing vegetation and new landscaping contribute to Shoreline's image as a community that values and protects its trees.

Public Places and Connections

The best public places appeal to the broadest number of people: young and old, residents and visitors, workers and shoppers, the agile and the disabled. Public art and cultural events bring people together, ~~express~~ reflect the diversity of a community's character, and make places interesting.

People are drawn to public places that are comfortable and attractive. Attracting people into the public realm ~~is done through various means. It could occur through the provision of means supporting them with~~ better transit and safer sidewalks and walkways ~~as important that provide~~ connections between different places in the city.

~~Street corridors tie different parts of Shoreline together and should instill public pride through design. The I-5 freeway is a major corridor that should be enhanced to be more attractive to soften the visual impact on Shoreline's image.~~

Gateways

Historically, the majority of development in Shoreline occurred while it was an unincorporated area within King County, ~~and in its planning, the County generally~~ did not foster civic identity and sense of place. At the beginning of the City's planning process a vision to create a civic identity by having special treatments signaling entry into Shoreline was identified. The vision was implemented by the adoption of the Gateway Master Plan Policy and Procedure Manual in 2003, and the city is currently implementing this plan and continually encourages private development to contribute to city gateways. The fundamental purpose of having gateways is to provide clear announcement of the City's boundaries, provide a strong physical identity/theme that matches the City's character, and provide recognition and a sense of place for Shoreline as a city.

Neighborhoods

Shoreline is comprised of a number of neighborhoods that include homes, schools, parks and other public facilities, and commercial and public centers that provide a variety of shopping and services. Neighborhood design policies can maintain and strengthen the more private qualities of residential areas, while encouraging commercial and public centers to attract people and provide services to nearby residents.

For residential neighborhoods to co-exist with commercial development, it is important to soften transitions between these two general land uses. It is also important to promote good quality neighborhood services in adjacent commercial areas. The community becomes more cohesive as neighborhood development is refined to be more attractive, interactive, and functional.

Historic Landmarks

The City's history gives it depth, diversity and uniqueness. Different parts of the City have their own individual mixture of past events, people, and buildings. Most people are familiar with historic buildings and districts, but in Shoreline there are also other places which are reminders of the past. Some visible examples include the late 1800's platting of Richmond Beach and the red brick road on Ronald Place near Aurora and N 175th Street. Other examples include Ronald School, Firlands Sanitarium, the early water tower in Hillwood, the North City Tavern, ~~the Stone Castle in Highland Terrace,~~ and WWII housing in Ridgecrest.

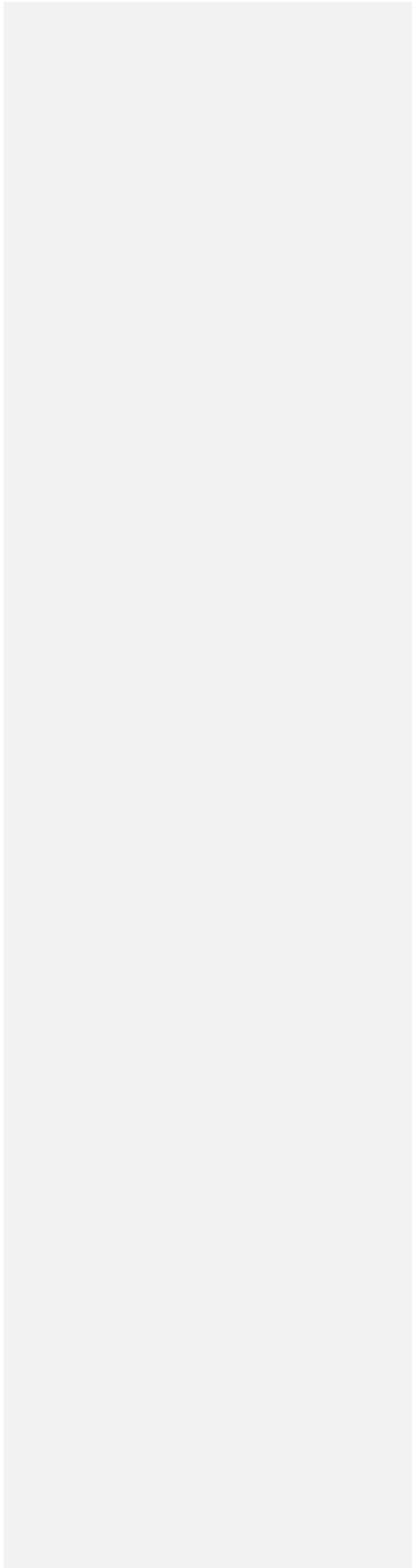
~~Some events worth commemorating~~ Local historic events include the building of the Great Northern Railroad (1891) and the North Trunk Road (1905 - 1925), construction of The Highlands and Seattle Golf Club (1907), development of poultry and berry farms, and the ~~pre and post WWII~~ expansion of Highway 99 ~~(after 1938).~~

Comment [r1]: Why wouldn't the 1996 Historic Inventory be a part of the supporting analysis? Or a reference to the Historic Museum?

Comment [sc2]: Does this still exist?

Comment [sc3]: Was this important to Shoreline history, or did it just happen to occur in proximity to Shoreline?

The City can enrich the lives of its citizens and its appeal to visitors by commemorating its past. In some cases, this may mean active involvement in the preservation and renovation of historic landmarks; in others cases, historical interpretation may be sufficient. Preserving historic resources can help retain community values, provide for continuity over time, and contribute to a sense of place within Shoreline.



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Community Design Element Supporting Analysis

Background and Context

The way that a development is designed can make a large difference in the way it fits into the community. In Shoreline, design concerns often focus on:

- Compatible new homes in neighborhoods;
- Transition buffers between neighborhood and commercial land uses;
- Tree and view preservation;
- Functional and aesthetic improvements to the Aurora Corridor; and
- Basic design review for single-family, multifamily, and commercial development.

Design Quality

Design quality is important to Shoreline because citizens want the new development that is anticipated in the next 20 years to enhance the community. Frequently, development becomes more acceptable if it is well-designed. Design describes more than appearance. Design also means the way a development functions and relates to surrounding properties. Examples are shared driveways, similar landscaping, pedestrian connections, similar building form, collective open and public space, and continuous pedestrian protection from weather. Assets and attributes of adjacent sites, when connected or combined, improve the overall function and appeal of the area. Design quality means thoughtful development and thoughtful improvements. Design quality is seen as a development's overall contribution to the appearance of the community. For example, within new development, retention of existing vegetation and new landscaping contribute to Shoreline's image as a community that values and protects its trees.

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The City can enrich the lives of its citizens and its appeal to visitors by commemorating its past. In some cases, this may mean active involvement in the preservation and renovation of historic landmarks; in others cases, historical interpretation may be sufficient. Preserving historic resources can help retain community values, provide for continuity over time, and contribute to a sense of place within Shoreline.

The proposal is for this section to be deleted and replaced entirely by policies adopted for the 2011 Parks, Recreation and Open Space Master Plan.

Parks, Recreation and Open Space Element Goals & Policies

Intent

The intent of the Parks, Recreation and Open Space Element is to meet the community's Parks, Recreation and Open Space goals. To meet these goals, the City will steward a coordinated system of public and private open spaces that preserves the City's natural character, sustains its resources, and protects its natural systems, vegetation, and wildlife habitat as a legacy for future generations.

Background and Context

The goals and policies contained in this Element recognize and address the natural setting of Shoreline and the Parks, Recreation and Open Space opportunities associated with these natural features. In addition, Shoreline residents desire a broad range of high quality parks, open spaces and recreation opportunities that are responsive to community needs and interests.

The Parks, Recreation and Open Space Element contains goals and policies to encourage:

- the maintenance of existing parks, public and private open spaces and community recreation programs and services;
- increased opportunities for enjoyment of existing parks, open spaces and recreation areas/programs;
- the pursuit of opportunities for new parks, public and private open spaces; and recreation areas/programs based on the Land Use Element, community interests, and resources.

To implement the goals and policies of the Comprehensive Plan, the City has developed and will periodically update its “Parks, Recreation and Open Space Plan.” The Parks Plan contains the same goals and policies as the Comprehensive Plan. The Parks Plan also provides an inventory of park, open space and recreation resources and details recreation programs, development ideas and options for each park, and funding sources. The Parks Plan also provides an analysis of community needs/issues and offers both short-term and long-term strategies for addressing these issues.

Park, Recreation and Open Space Goals

- Goal PR I:** Enrich the quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation and cultural opportunities are readily available, by preserving open spaces and maintaining a quality parks and recreation system.
- Goal PR II:** Monitor and evaluate maintenance of parks and recreational facilities with joint-use agreements, and develop measurable standards for enhancing maintenance efficiency and effectiveness.
- Goal PR III:** Seek increased opportunities for Shoreline citizens to enjoy parks, recreation, and cultural resources through improving accessibility and usability of existing facilities and pursue opportunities and partnerships for new indoor and outdoor facilities for year round programming.
- Goal PR IV:** Seek alliances and coordination with facility and program providers to strive for the efficient and equitable distribution of community and regional resources, and to maximize the use of parks, recreation and cultural resources by Shoreline residents.
- Goal PR V:** Seek to develop a diverse Citywide trail system linking key community elements such as parks, greenways, open spaces, regional trail systems, transportation nodes, neighborhoods, churches, and community businesses.
- Goal PR VI:** Encourage consistent and effective public involvement in the short and long-range park, recreation and cultural services planning process.
- Goal PR VII:** Seek to provide a broad, diverse, flexible and challenging program of recreation and cultural services to meet the leisure needs of diverse populations, age groups and interests.

Parks, Recreation and Open Space Policies

General

- PR1:** Monitor changes in both existing and planned population and evaluate how the Parks, Recreation and Cultural Services Department can adapt to the changing population and varying needs.

- PR2:** Preserve, protect and enhance areas with critical or unique natural features -- such as stream corridors, wildlife habitats, shorelines and wetlands -- especially if endangered by development, and educate the public on the importance of stewardship through a variety of mechanisms.
- PR3:** Where feasible, actively seek opportunities to preserve, protect and acquire open space and waterfront access.
- PR4:** Investigate alternative methods, including seeking outside funding, for the financing of acquisition, facility development and renovation, maintenance and operating needs to reduce costs.
- PR5:** Coordinate park planning and land acquisitions with those of other agencies providing similar services and with City plans for streets, utilities, and development in order to maximize the benefits from public lands for parks and programs.
- PR6:** Ensure that water bodies owned by the City in park settings are protected from degradation of water quality and that water quality remains a priority.
- PR7:** Utilize sound maintenance practices and design and development guidelines to ensure the careful stewardship of natural resources and habitat in the park system
- PR8:** Retain and develop underdeveloped public rights of way for public access and passive recreation where appropriate.
- PR9:** Develop and distribute multi-use neighborhood, community and regional park facilities throughout the City to satisfy varying levels of citizen needs.
- PR10:** Enhance the park system so that it continues to provide a variety of recreation opportunities serving a wide range of interests and age groups.
- PR11:** Work to improve the accessibility of park and recreation facilities to all individuals and groups of all physical capabilities, skill levels, age, income, and activity interest and seek compliance with Americans with Disabilities Act standards.
- PR12:** Establish mechanisms to help ensure that parks, recreation and cultural services facilities and programs have high awareness levels within the community.
- PR13:** Seek to improve and expand indoor and outdoor recreation opportunities to reflect the diverse and changing needs and desires of the community.
- PR14:** When upgrading active recreation and sports facilities, maximize public use by utilizing designs that meet current industry standards and incorporate innovative, low-impact, development design and techniques.
- PR15:** Seek to offer an expansive mix of passive and active recreation opportunities through both facilities and program offerings.

- PR16:** Continue to develop and coordinate, with both public and private school districts, the use of school facilities for park and recreational purposes after school hours in order to maximize the public benefit from existing resources.
- PR17:** Develop alliances with other public and private agencies and organizations in order to avoid duplication and reduce costs through joint planning and development of facilities and programs.
- PR18:** Actively involve stakeholders, users, and the community in the development and management of park, recreation, and cultural services.
- PR19:** Coordinate maintenance operations with other agencies such as the Shoreline School District, Shoreline Community College, private schools, churches and athletic field users.
- PR20:** Seek to develop alliances and mechanisms for communication and coordination among leisure service providers in the Shoreline area.
- PR21:** Identify opportunities to develop pedestrian and bicycle connections in and around the City to expand connectivity of community amenities with a specific focus on linking neighborhoods with parks.
- PR22:** Develop trail systems within parks and in the Interurban right-of-way focusing on linking these systems with existing, planned and future local and regional trails through coordination with Planning and Public Works and where possible enhancing historic watersheds.
- PR23:** Support Transportation efforts to implement the “Green Street” program. See staff comments and suggestions.
- PR24:** Encourage, record, and track citizen responses to specific programs, facilities, and policies.
- PR25:** Monitor park, recreation and cultural service preferences, needs, trends and citizen satisfaction through various community outreach methods.
- PR26:** Provide public review opportunities in park, recreation and cultural services planning decisions.
- PR27:** Monitor, evaluate and adjust public relations and publicity efforts to inform citizens of the park, recreation and cultural opportunities available citywide and in neighborhoods.
- PR28:** Encourage citizen involvement and participation in assuring the quality of park development and maintenance through various volunteer opportunities.
- PR29:** Take a leadership role in building alliances fostering communication and coordination as the City and other organizations strive to satisfy the recreation and cultural needs of Shoreline residents while limiting duplication.

- PR30:** Align existing and new program and service offerings with core mission while remaining flexible, filling service gaps, and adjusting to trends in order to serve a variety of ages, interests, abilities and the diversity of cultures represented in our City.
- PR31:** Monitor, evaluate and adjust recreation and cultural offerings on a routine basis to correspond with needs assessment findings and respond to changes in citizen needs and desires.
- PR32:** Offer children's and family programs during times that meet the growing needs of working parents.
- PR33:** Provide a diversity of program options for middle and high school youth, and build alliances with other service providers to implement Council priorities related to youth services.
- PR34:** Monitor, evaluate and adjust offerings to address service gaps in specialized recreation programs for City residents with developmental disabilities.
- PR35:** Assure the Shoreline Pool's program services are available to infant through senior adult-aged participants at times that meet the needs of all individuals.
- PR36:** Support the provision of senior adult, arts, and cultural history programs through alliances and joint planning with service organizations.
- PR37:** Respect and celebrate the diversity of cultures represented in our City through recreation programs.

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Parks, Recreation and Open Space Element

This chapter describes the vision, goals, and policies that create a framework for future decisions for parks, recreation and cultural services in Shoreline.

The element is a direct reflection of the Parks, Recreation and Open Space (PROS) Master Plan, adopted by the Shoreline City Council on July 25, 2011. The PROS Plan is the framework for strategic planning for the Parks Board and the Parks, Recreation, and Cultural Services department. In addition to the goals and policies included here, the PROS Plan also delineates implementation strategies to establish a method for achieving the long-term vision for the City's parks, recreation, cultural service facilities and programs.

Goals and policies support the following:

- The preservation, enhancement, maintenance, and acquisition of facilities
- Diverse, affordable community-based recreational, cultural and arts programs
- Equitable distribution of resources
- Partnerships that maximize the public use of all community resources
- Community engagement in parks, recreation and cultural service activities and decisions

VISION

Provide quality parks, recreation, and cultural services to promote public health and safety; protect our natural environment; and enhance the quality of life of our community.

Comment [m1]: The comments below describe where policy language was adapted from. FG= Framework Goals, G= Goal from previous PROS Plan, PR= Current Parks, Rec., & Open Space Comp. Plan element policy.

Comment [m2]: FG2

GOALS

Goal PR I: Preserve, enhance, maintain, and acquire built and natural facilities to ensure quality opportunities exist.

Comment [m3]: G1, G2, G3, G5

Goal PR II: Provide community-based recreational and cultural programs that are diverse and affordable.

Comment [m4]: G7, G8

Goal PR III: Meet the parks, recreation and cultural service needs of the community by equitably distributing resources.

Comment [m5]: New

Goal PR IV: Establish and strengthen partnerships with other public agencies, non-governmental organizations, volunteers, and city departments to maximize the public use of all community resources.

Comment [m6]: FG17

Goal PR V: Engage the community in park, recreation and cultural services decisions and activities.

Comment [m7]: G6

POLICIES

PR1: Preserve, protect and enhance natural, cultural and historical resources, and encourage restoration, education and stewardship.

Comment [m8]: PR2, PR6

<p>PR2: Provide a variety of indoor and outdoor gathering places for recreational and cultural activities.</p>	<p>Comment [m9]: FG4</p>
<p>PR3: Maintain current facilities and plan, develop and acquire assets as the need is identified.</p>	<p>Comment [m10]: New</p>
<p>PR4: Maintain environmentally sustainable facilities that reduce waste, protect ecosystems, and address impacts of past practices.</p>	<p>Comment [m11]: New</p>
<p>PR5: Create efficiencies and reduce maintenance costs by using contracted services and volunteers where feasible.</p>	<p>Comment [m12]: New</p>
<p>PR6: Maintain safe, attractive facilities using efficient and environmentally sustainable practices.</p>	<p>Comment [m13]: New</p>
<p>PR7: Encourage a variety of transportation options that provide better connectivity to recreation and cultural facilities.</p>	<p>Comment [m14]: FG13</p>
<p>PR8: Improve accessibility and usability of existing facilities.</p>	<p>Comment [m15]: G3</p>
<p>PR9: Provide and enhance recreational and cultural programs to serve all ages, abilities and interests.</p>	<p>Comment [m16]: G7, PR30, PR35</p>
<p>PR10: Provide affordable programs and offer financial support for those who qualify.</p>	<p>Comment [m17]: New</p>
<p>PR11: Create programs to support and encourage an active and healthy lifestyle.</p>	<p>Comment [m18]: New</p>
<p>PR12: Determine the community's need by conducting need assessments.</p>	<p>Comment [m19]: New</p>
<p>PR13: Adjust program and facility offerings to align with demographic trends and need assessment findings.</p>	<p>Comment [m20]: PR1, 30, 31, 32, 33, 34, 35</p>
<p>PR14: Equitably distribute facilities and program offerings based on identified need.</p>	<p>Comment [m21]: New</p>
<p>PR15: Collaborate with and support partners to strengthen community-wide facilities and programs.</p>	<p>Comment [m22]: PR29</p>
<p>PR16: Seek partners in the planning, enhancement and maintenance of facilities and programs.</p>	<p>Comment [m23]: PR5, 17, 19</p>
<p>PR17: Develop mechanisms for public outreach, communication and coordination among partners.</p>	<p>Comment [m24]: PR20</p>
<p>PR18: Encourage consistent and effective public involvement in the short and long-range park planning process.</p>	<p>Comment [m25]: G6, PR18, 26</p>
<p>PR19: Provide public relations and publicity efforts to inform citizens of community-wide opportunities.</p>	<p>Comment [m26]: PR12, 27</p>
<p>PR20: Create volunteer opportunities to encourage citizen involvement and participation.</p>	<p>Comment [m27]: PR28</p>

Parks, Recreation and Open Space Element Supporting Analysis

Background Information

Classifications

The following section looks at each type of park classification in Shoreline. Each classification type is defined. Facilities that fall under the classification type are listed. The geographic service area, when applicable, is noted and analyzed. Finally, where deficiencies arise, target levels of service and recommendations about how to address deficiencies are noted.

Upon completion of the inventory the facilities were classified. Classification defines the types of facilities and the attributes common to them. The facility classifications are as follows:

- Regional parks
- Large urban parks
- Community parks
- Neighborhood parks
- Natural areas
- Special use facilities
- Street beautification

The classification system helps to identify service gaps and the current level of service in Shoreline. The level of service refers to the services that are currently provided by the existing facilities in Shoreline based on classification, and also identifies deficiencies. The target level of service informs long-term strategies for improving service.

Level of Service: Common amenities and various types of facilities guide the classification of parks and recreation. Classifications from the 2005 PROS Plan were used as a foundation for the classification found in this Plan; however, changes were made to address the inclusion of new facilities. Changes to classifications include modifying the Natural/Special Use Area Classification to Natural Area and Special Use Facility. New classifications include Natural Area, Special Use Facility, and Street

Comment [sc1]: GMA requirements:
(8) A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include:
(a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

Beautification Sites. Classifications set the stage for analyzing need, also described as level of service. Level of service is a term that describes the amount, type, or quality of facilities that are needed in order to serve the community at a desired and measurable standard. Determining level of service is a way to quantify the need for parks and services. Shoreline's 404 acres of park and recreational land and facilities are classified in the following table.

<u>Classification</u>	<u>Service Area</u> <u>in Miles</u>	<u>Facility</u>	<u>Size in</u> <u>Acres</u>
<u>Regional</u>	<u>Citywide</u>	<u>Richmond Beach Saltwater Park</u>	<u>32.4</u>
<u>Large Urban</u>	<u>Citywide</u>	<u>Hamlin Park</u>	<u>80.4</u>
<u>Large Urban</u>	<u>Citywide</u>	<u>Shoreview Park</u>	<u>47.1</u>
<u>Community</u>	<u>1 ½</u>	<u>Boeing Creek Park</u>	<u>36.1</u>
<u>Community</u>	<u>1 ½</u>	<u>Cromwell Park</u>	<u>9.2</u>
<u>Community</u>	<u>1 ½</u>	<u>Hillwood Park</u>	<u>10.0</u>
<u>Community</u>	<u>1 ½</u>	<u>Paramount School Park</u>	<u>8.6</u>
<u>Community</u>	<u>1 ½</u>	<u>Richmond Highlands Park</u>	<u>4.2</u>
<u>Community</u>	<u>1 ½</u>	<u>Shoreline Park</u>	<u>11.6</u>
<u>Community</u>	<u>1 ½</u>	<u>Twin Ponds Park</u>	<u>21.6</u>
<u>Neighborhood</u>	<u>½</u>	<u>Bruggers Bog Park</u>	<u>4.5</u>
<u>Neighborhood</u>	<u>½</u>	<u>Echo Lake Park</u>	<u>2.4</u>
<u>Neighborhood</u>	<u>½</u>	<u>James Keough Park</u>	<u>3.1</u>
<u>Neighborhood</u>	<u>½</u>	<u>Kayu Kayu Ac Park</u>	<u>1.8</u>
<u>Neighborhood</u>	<u>½</u>	<u>Northcrest Park</u>	<u>7.3</u>
<u>Neighborhood</u>	<u>½</u>	<u>Richmond Beach Community Park</u>	<u>3.1</u>
<u>Neighborhood</u>	<u>½</u>	<u>Ridgecrest Park</u>	<u>3.9</u>
<u>Natural Area</u>	<u>½</u>	<u>Ballinger Park Open Space</u>	<u>2.6</u>
<u>Natural Area</u>	<u>½</u>	<u>Boeing Creek Open Space</u>	<u>4.4</u>
<u>Natural Area</u>	<u>½</u>	<u>Darnell Park</u>	<u>0.8</u>
<u>Natural Area</u>	<u>½</u>	<u>Innis Arden Reserve Open Space</u>	<u>22.9</u>
<u>Natural Area</u>	<u>½</u>	<u>Meridian Park</u>	<u>3.1</u>
<u>Natural Area</u>	<u>½</u>	<u>North City Park</u>	<u>4.0</u>
<u>Natural Area</u>	<u>½</u>	<u>Paramount Park Open Space</u>	<u>10.3</u>
<u>Natural Area</u>	<u>½</u>	<u>Richmond Reserve</u>	<u>0.1</u>
<u>Natural Area</u>	<u>½</u>	<u>Ronald Bog Park</u>	<u>13.4</u>
<u>Natural Area</u>	<u>½</u>	<u>South Woods</u>	<u>15.6</u>
<u>Natural Area</u>	<u>½</u>	<u>Strandberg Reserve</u>	<u>2.6</u>
<u>Special Use Facility</u>	<u>Citywide</u>	<u>Interurban Trail</u>	<u>21.2</u>
<u>Special Use Facility</u>	<u>Citywide</u>	<u>Kruckeberg Botanic Garden</u>	<u>3.8</u>
<u>Special Use Facility</u>	<u>Citywide</u>	<u>North Crosstown Trail Connector</u>	<u>1.8</u>
<u>Special Use Facility</u>	<u>Citywide</u>	<u>Richmond Highlands Recreation</u>	<u>6,650</u>

		Center	Sq. Ft.
Special Use Facility	Citywide	Shoreline Civic Center	2.8
Special Use Facility	Citywide	Shoreline Pool	15,375 Sq. Ft.
Special Use Facility	Citywide	Spartan Recreation Center	25,000 Sq. Ft.
Street Beautification	None	Fremont Trail	0.7
Street Beautification	None	Rotary Park	0.3
Street Beautification	None	Westminster Park	0.3

Regional Park

Regional parks serve the City and beyond. They are often large and include a special feature that makes them unique. Typically, regional park use focuses on a mixture of active and passive activities, and sometimes offers a wide range of amenities and activities. The geographic service area for a regional park is Citywide. The target level of service remains Citywide. Richmond Beach Saltwater Park, consisting of 32.4 acres, serves as a regional park due to its functionality in providing the only public water access to Puget Sound.

Large Urban Park

Large urban parks serve a broad purpose and population, but also can serve neighborhood and community park functions. Their focus is on providing a mixture of active and passive recreation opportunities that serve diverse interests. Generally, large urban parks provide a wide variety of specialized facilities such as sports fields, large picnic areas, etc. Due to their size and the amenities offered, they require more support facilities such as parking and restrooms. They usually exceed 50 acres and are designed to accommodate large numbers of people within the entire community. Shoreline has two large urban parks totaling over 127 acres. The service area for large urban parks is Citywide, and there are currently no service area deficiencies. Many of the facilities and uses at a large urban park also meet the definitions of community and neighborhood parks. Figure 4.6 shows the location of Richmond Beach Saltwater Park and the two large urban parks, Hamlin and Shoreview.

Community Park

The purpose of a community park is to meet community-based active, structured recreation needs and to preserve unique landscapes and open spaces. They are designed for organized activities and sports, although individual and family activities are also encouraged. Generally, the size of a community park ranges between ten and 50 acres. Community parks serve an area up to one and a half miles, and are often accessed by vehicle, bicycle, public transit, or other means so the walking distance requirement is not critical. Adequate capacity to meet community needs is critical, and requires more support facilities such as parking and restrooms. Typical amenities include sports fields for competition, picnic facilities for larger groups, skate parks and inline rinks, large

destination-style playgrounds, arboretum or nature preserves, space for special events, recreational trails, water-based recreation features, and outdoor education areas. Shoreline has seven community parks totaling just over 101 acres.

Neighborhood Park

A neighborhood park is the basic unit of the park system and serves as the recreational and social focus of the neighborhood within an approximately 15 minute walking time. The overall space is designed for impromptu, informal, unsupervised active and passive recreation as well as some other more intense recreational activities. These parks are generally small, less than ten acres, and serve the neighborhood within a one-half mile radius. Since these parks are located within walking and bicycling distance of most users, the activities they offer become a daily pastime for the neighborhood residents. Typically amenities found in a neighborhood park include a children's playground, picnic areas, trails, and open grass areas for active and passive uses. Neighborhood parks may also include amenities such as tennis courts, outdoor basketball courts, and multi-use sport fields for soccer, baseball, etc. as determined by neighborhood need.

Natural Area

This category includes areas developed to provide aesthetic relief and physical buffers from the impacts of urban development, and to offer access to natural areas for urban residents. These areas may also preserve significant natural resources, native landscapes, and open space. Furthermore, natural areas may serve one or several specific purposes such as trails and waterfront access. The service area for natural areas is one-half mile. Shoreline has 11 areas categorized as natural areas which total 80 acres. Although some parks are not listed as natural area sites, a few other park sites contain some of Shoreline's most important natural areas. These sites include: Richmond Beach Saltwater, Shoreview, Boeing Creek, Hamlin and Twin Ponds Parks.

The location and availability of natural area parks is dependent on resource opportunities. Through the citizen participation component of the needs assessment, residents identified a strong desire for additional access to water bodies including Puget Sound and Echo Lake, additional natural areas, and walking trails. While a target level of service does not specifically apply to the natural area parks, future opportunities should be taken to acquire sites with water access and walking trail potential.

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Special use facilities may serve one or several specific purposes: such as an indoor pool, community recreation or civic center, botanic garden, regional or local trail connector. The special use facilities in Shoreline are: the Shoreline Pool, Richmond Highlands and Spartan Recreation Center, Shoreline City Hall Civic Center, Kruckeberg Botanic

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In 2010 the Shoreline City Council created a goal to develop a “Healthy City” strategy. The goal is to prevent chronic diseases such as those related to obesity and tobacco use like asthma, cancer, diabetes, heart disease, and stroke. The Parks, Recreation and Cultural Services (PRCS) Department, together with our partner recreation providers, will assist the Council in accomplishing this goal. For example, the “Healthy City” strategy could extend existing smoke and tobacco-free indoor environments to include outdoor public places where youth congregate and recreate. Since the incorporation of the City, partnerships have played a vital role in providing recreation opportunities.

Our community has a broad and encompassing recreation program, developed through many channels, including: transitions from King County; partnerships with the YMCA, the Center for Human Services and Shoreline Public Schools; and programs offered by little league and soccer organizations. Indoor program locations include the Shoreline Pool, Richmond Highlands Recreation Center, Spartan Recreation Center, the Dale Turner YMCA, Shoreline School District Schools, Shoreline Center, and Shoreline Community College. Parks and school properties are heavily utilized for outdoor activities. The following is a list of communitywide recreation programs divided into the following categories:

- General Recreation
- Specialized Recreation
- Aquatics
- Youth and Teen Development
- Cultural Services and Events (See Chapter 8, Cultural Services)
- Facility Rentals

In 2012, a communitywide recreation programming strategic plan will be developed to guide the City and its partners in making critical decisions about future services and programs. A strategic plan is an extremely important tool; it will inform future program offerings, philosophy, pricing, and cost recovery. To help begin the process of developing a strategic plan, Chapter 7 identifies several program ideas intended to address current and future community issues. These ideas include: programming to support a healthy lifestyle; providing affordable community-based recreational programming; serving the active and aging senior population; improving the services for a changing population; continuing youth and teen development programs; evaluating the need for a new aquatic facility; and providing environmental education and stewardship.

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The level of cultural programming has increased dramatically in the last twenty years with the incorporation of the SLFPAC in 1989 and the City of Shoreline in 1995. There are increasing numbers of indoor and outdoor concerts and theater productions, interactive museum programs and exhibits, a major multi-arts festival, a significant outdoor mobile stage, a new park amphitheater and new public art installations.

Based on public input, the cultural services that can be strengthened include venues for visual art displays and small performances, places for artists to gather and create art that invites public participation, expansion of the public art program both in terms of funding sources and neighborhoods served by public art installations. It is clear from the breath of feedback provided that a cultural services plan is needed to help guide the City in long term decisions for providing cultural services. The City completed the Public Art Plan in 2011 which will begin the work of a larger cultural plan for Shoreline.

Park Classification

In order to address specific land needs, parks, open space, and recreational areas have been divided into categories. Each category provides a distinct type of recreational opportunity. The ideal park system for a community is one made up of several different types or classifications of areas. The classification system proposed for Shoreline is as follows:

Neighborhood Parks

A neighborhood park is the basic unit of the park system and serves as the recreational and social focus of the neighborhood within approximately 15 minute walking time. The overall space is designed for impromptu, informal, unsupervised active and passive recreation as well as intense recreational activities. These parks are generally small, approximately five to ten acres, and serve the neighborhood within a one-half mile radius. Since these parks are located within walking and bicycling distance of most users, the activities they offer become a daily pastime for the neighborhood residents.

Typically, amenities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for active and passive uses, tennis courts, outdoor basketball courts, and multi-use sport fields for soccer, baseball, etc.

Community Parks

A community park serves a broader purpose than a neighborhood park. The purpose of these parks is on meeting community-based active, structured recreation needs as well as preserving unique landscapes and open spaces. The design is for organized activities and sports, although individual and family activities are also encouraged. Generally, the size of a community park ranges between approximately ten to 50 acres.

Community parks serve a much larger area, and are often accessed by vehicle, bicycle, public transit, or other means so the walking distance requirement is not critical. Adequate capacity to meet community needs is critical, and requires more support facilities such as parking and restrooms. Typical amenities might include sports fields for competition, picnic facilities for larger groups, skate parks and in-line rinks, large destination-style playgrounds, arboretum or nature preserves, space for special events, recreational trails, water-based recreation features, and outdoor education areas. Their service area is approximately one and one-half to three miles.

Large Urban Parks

Large urban parks serve an even broader purpose and population, but also often serve neighborhood and community park functions. Their focus is on providing a mixture of active and passive recreation opportunities and serving a diversity of interests.

Generally, large urban parks provide a wide variety of specialized facilities such as sports fields, large picnic areas, etc. Due to their size and the amenities offered, they require more support facilities such as parking and restrooms. They usually exceed 50 acres, and are designed to accommodate large numbers of people within the entire community.

Regional Parks

Regional parks serve the city and beyond as they are usually large and often include a specific use or feature that make them unique. Typically, their use focuses on a mixture of active and passive activities, and sometimes offers a wider range of amenities and activities.

Natural/Special-Use Area

This category includes areas developed to provide aesthetic relief and physical buffers from the impacts of urban development, and to offer access to natural areas for urban residents. These areas may also preserve significant natural resources, remnant landscapes, and open space. Furthermore, natural/special-use areas may serve one or several specific

purposes such as community gardens, waterfront access, sports fields, or a variety of others. The service area for natural/special use spaces varies depending upon amenities and usage.

Pocket Park

Pocket parks are specialized facilities used to address limited, isolated or unique recreational needs.

Comment [sc2]: Move to end of Chapter; begin with Existing Conditions with updated #s

Existing Conditions

The City of Shoreline has a wide variety of parks, recreation facilities, programs and services, including land owned by the City of Shoreline, King County, the State of Washington, and several other public and private agencies (see map at end of Capital Facilities Element).

Table PROS-1: Summary of City Parks, Open Space Areas, and Trails

Area	Acres	Facilities
Ballinger Park	4.30	Natural area, creek access
Boeing Creek Park	40.42	Natural area, creek access, picnic area, kiosks (2)
Brugger's Bog Park	3.20	Playground area, picnic area, natural area, water access
Cromwell Park	9.04	Softball field/soccer field, youth baseball/softball, playground areas (2), basketball court, picnic area, parking area
Darnell Open Space	0.80	Natural area, access to Interurban Trail
Echo Lake Park	0.90	Restroom, fishing area/water access, picnic area
Hamlin Park	73.00	Regulation baseball field, youth baseball fields (3), softball fields (2), football field (all fields are lighted), picnic area, shelter building, playground area, natural area, pathways/trails, parking areas (3), restrooms (2)
Hillwood Park	10.00	Softball field, tennis courts, playground area, parking area, restroom, soccer field
Innis Arden Reserve	23.00	Natural area, trails
James Keough Park	3.10	Tennis courts (2), soccer field, playground area, basketball court, open play area, picnic area
Meridian Park	3.20	Tennis courts (2), natural area, picnic area
North City Park	3.80	Natural area, pathways/trails, kiosk (1)
Northcrest Park	7.30	Playground area, trails, picnic area
Paramount Open Space	9.10	Picnic area, trails, parking area
Paramount School Park	7.00	Youth baseball/softball fields(2) (1), soccer field (1), playground area, pathways, parking area, restroom (1), picnic area, skate park
Pocket Park	0.10	None
Conservancy Property	2.60	Natural area, trail
Richmond Beach Community Park	3.80	Tennis courts (2), playground area, picnic area, open grass area, pathways, parking area
Richmond Beach Saltwater Park	40.00	Picnic areas (4), shelter buildings (2), playground area, observation areas (2), restroom building (2), beach, trails, barbecue areas (11)
Richmond Highlands Park	4.30	Youth baseball/softball field (2), playground area, soccer field, community center, parking area, restroom (1 park/1 inside community center)
Richmond Reserve	0.10	Natural area
Ridgecrest Park	3.80	Youth baseball/softball field (1), playground area, handball courts (2), parking area
Ronald Bog Park	13.70	Fishing area, natural area, picnic area, viewing shelter,
Shoreline Park	8.98	Swimming pool, tennis courts (2), soccer field (2), playground area, picnic area, restrooms, building structure
Shoreview Park	47.52	Tennis courts (4), soccer field, softball field, hitting wall, parking area, playground, trails, restrooms (2), picnic area
Twin Ponds Park	21.80	Water access, tennis court, soccer field, playground area, paved court, picnic area, kiosk/viewing area, parking area (2), restroom (1), trails
Total	345.36	

Comment [d3]: Does not include new parks (Kayu Kayu, South Woods) or Parks Bond park improvements (Boeing Creek, Saltwater, Hamlin, Cromwell, Paramount).

Comment [sc4]: This is probably in the newly adopted PROS plan.

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Table PROS-5: Summary of City Parks by Type

Park Area	Acres	Status
Neighborhood Parks		
Brugger's Bog	3.2	Partially-Developed
James Keogh Park	3.10	Developed
Northcrest Park	7.3	Partially-Developed
Richmond Beach Community Park	3.98	Developed
Ridgecrest Park	3.80	Developed
Total	21.38	
Community Parks		
Cromwell Park	9.04	Developed
Hillwood Park	10.00	Developed
Paramount School Park	7.00	Developed
Richmond Highlands Park	4.3	Developed
Shoreline Park	8.98	Developed
Twin Ponds Park	21.80	Developed
Total	61.12	
Large Urban Parks		
Hamlin Park	73.00	Developed
Shoreview Park	47.52	Developed
Total	120.52	
Regional Parks		
Richmond Beach Saltwater Park	40.00	Developed
Total	40.00	
Natural / Special Use Park		
Ballinger Park	4.3	Partially-Developed
Boeing Creek Park	40.42	Undeveloped
Darnell Open Space	.80	Undeveloped
Echo Lake Park	-0.90	Partially-Developed
Innis Arden Reserve	23.00	Undeveloped
Interurban Trail ¹	3.0 Miles	Partially-Developed
Meridian Park	3.20	Partially-Developed
North City Park	3.80	Partially-Developed
Paramount Open Space	-0.10	Partially-Developed
Conservancy Property	2.6	Undeveloped
Richmond Reserve	0.10	Undeveloped
Ronald Bog	13.7	Partially-Developed
Total	101.92	
Pocket Park		
Pocket Park / Rotary	-0.10	Developed
Total	-0.10	

Parks and Recreation Programs and Services

The Parks, Recreation, and Cultural Services Department offers classes, camps, "drop-in" programs, workshops, leagues, and special events for infant through senior adult aged participants. These programs are focused in cultural, performing, visual, and literary arts; aquatics; sports and athletics; outdoor and environmental interests; health and fitness; and other areas. Specialized programs are also offered for children who are disabled and for children with English as a Second Language. Specialized disabled programs include a daytime program for adults, Special Olympics practices and meets,

~~and weekend trips. Year-round programs are determined by both participant trends and suggestions made to staff by the community.~~

~~The Shoreline Pool offers extensive swim lessons, “drop-in” public and family swims, water exercise programs, and rentals to groups (including the Shoreline School District’s high school swim teams).~~

~~The City operates one small neighborhood recreation center at Richmond Highlands Park. The Richmond Highlands Recreation Center is currently used by the Parks, Recreation, and Cultural Services Department for a teen drop-in center, recreation classes, an adult developmentally disabled program and community event rentals. The majority of Department indoor recreation programs and registration services are held at the Spartan Gym. The Spartan Gym is a jointly operated by the City of Shoreline and the Shoreline School District. In addition, the Department offers programs and services at other Shoreline School District and Shoreline Community College facilities, with occasional use at the Shoreline Library and Shoreline Historical Museum.~~

~~In a changing urban environment, each person needs the opportunity to experience a sense of belonging to the community, to develop friendships and to interact with people having similar interests. Shoreline’s community programs and services will respond to social concerns by focusing on intervention, prevention and protection.~~

~~Shoreline will emphasize a variety of basic education, recreation and social service programs intended to help all community members to have access to opportunities that contribute to a healthy and productive life style.~~

Comment [sc5]: It might make sense to begin the chapter with this section

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Parks, Recreation and Open Space Element Supporting Analysis

Background Information

Classifications

The following section looks at each type of park classification in Shoreline. Each classification type is defined. Facilities that fall under the classification type are listed. The geographic service area, when applicable, is noted and analyzed. Finally, where deficiencies arise, target levels of service and recommendations about how to address deficiencies are noted.

Upon completion of the inventory the facilities were classified. Classification defines the types of facilities and the attributes common to them. The facility classifications are as follows:

- Regional parks
- Large urban parks
- Community parks
- Neighborhood parks
- Natural areas
- Special use facilities
- Street beautification

The classification system helps to identify service gaps and the current level of service in Shoreline. The level of service refers to the services that are currently provided by the existing facilities in Shoreline based on classification, and also identifies deficiencies. The target level of service informs long-term strategies for improving service.

Level of Service: Common amenities and various types of facilities guide the classification of parks and recreation. Classifications from the 2005 PROS Plan were used as a foundation for the classification found in this Plan; however, changes were made to address the inclusion of new facilities. Changes to classifications include modifying the Natural/Special Use Area Classification to Natural Area and Special Use Facility. New classifications include Natural Area, Special Use Facility, and Street Beautification Sites. Classifications set the stage for analyzing need, also described as level of service. Level of service is a term that describes the amount, type, or quality of facilities that are needed in order to serve the community at a desired and measurable standard. Determining level of service is a way to quantify

the need for parks and services. Shoreline’s 404 acres of park and recreational land and facilities are classified in the following table.

Classification	Service Area in Miles	Facility	Size in Acres
Regional	Citywide	Richmond Beach Saltwater Park	32.4
Large Urban	Citywide	Hamlin Park	80.4
Large Urban	Citywide	Shoreview Park	47.1
Community	1 ½	Boeing Creek Park	36.1
Community	1 ½	Cromwell Park	9.2
Community	1 ½	Hillwood Park	10.0
Community	1 ½	Paramount School Park	8.6
Community	1 ½	Richmond Highlands Park	4.2
Community	1 ½	Shoreline Park	11.6
Community	1 ½	Twin Ponds Park	21.6
Neighborhood	½	Bruggers Bog Park	4.5
Neighborhood	½	Echo Lake Park	2.4
Neighborhood	½	James Keough Park	3.1
Neighborhood	½	Kayu Kayu Ac Park	1.8
Neighborhood	½	Northcrest Park	7.3
Neighborhood	½	Richmond Beach Community Park	3.1
Neighborhood	½	Ridgecrest Park	3.9
Natural Area	½	Ballinger Park Open Space	2.6
Natural Area	½	Boeing Creek Open Space	4.4
Natural Area	½	Darnell Park	0.8
Natural Area	½	Innis Arden Reserve Open Space	22.9
Natural Area	½	Meridian Park	3.1
Natural Area	½	North City Park	4.0
Natural Area	½	Paramount Park Open Space	10.3
Natural Area	½	Richmond Reserve	0.1
Natural Area	½	Ronald Bog Park	13.4
Natural Area	½	South Woods	15.6
Natural Area	½	Strandberg Reserve	2.6
Special Use Facility	Citywide	Interurban Trail	21.2
Special Use Facility	Citywide	Kruckeberg Botanic Garden	3.8
Special Use	Citywide	North Crosstown Trail	1.8

Facility		Connector	
Special Use Facility	Citywide	Richmond Highlands Recreation Center	6,650 Sq. Ft.
Special Use Facility	Citywide	Shoreline Civic Center	2.8
Special Use Facility	Citywide	Shoreline Pool	15,375 Sq. Ft.
Special Use Facility	Citywide	Spartan Recreation Center	25,000 Sq. Ft.
Street Beautification	None	Fremont Trail	0.7
Street Beautification	None	Rotary Park	0.3
Street Beautification	None	Westminster Park	0.3

Regional Park

Regional parks serve the City and beyond. They are often large and include a special feature that makes them unique. Typically, regional park use focuses on a mixture of active and passive activities, and sometimes offers a wide range of amenities and activities. The geographic service area for a regional park is Citywide. The target level of service remains Citywide. Richmond Beach Saltwater Park, consisting of 32.4 acres, serves as a regional park due to its functionality in providing the only public water access to Puget Sound.

Large Urban Park

Large urban parks serve a broad purpose and population, but also can serve neighborhood and community park functions. Their focus is on providing a mixture of active and passive recreation opportunities that serve diverse interests. Generally, large urban parks provide a wide variety of specialized facilities such as sports fields, large picnic areas, etc. Due to their size and the amenities offered, they require more support facilities such as parking and restrooms. They usually exceed 50 acres and are designed to accommodate large numbers of people within the entire community. Shoreline has two large urban parks totaling over 127 acres. The service area for large urban parks is Citywide, and there are currently no service area deficiencies. Many of the facilities and uses at a large urban park also meet the definitions of community and neighborhood parks. Figure 4.6 shows the location of Richmond Beach Saltwater Park and the two large urban parks, Hamlin and Shoreview.

Community Park

The purpose of a community park is to meet community-based active, structured recreation needs and to preserve unique landscapes and open spaces. They are designed for organized activities and sports, although individual and family activities are also encouraged. Generally, the size of a community park ranges between ten

and 50 acres. Community parks serve an area up to one and a half miles, and are often accessed by vehicle, bicycle, public transit, or other means so the walking distance requirement is not critical. Adequate capacity to meet community needs is critical, and requires more support facilities such as parking and restrooms. Typical amenities include sports fields for competition, picnic facilities for larger groups, skate parks and inline rinks, large destination-style playgrounds, arboretum or nature preserves, space for special events, recreational trails, water-based recreation features, and outdoor education areas. Shoreline has seven community parks totaling just over 101 acres.

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