



## **ADMINISTRATIVE ORDER#000094 111506**

### **CODE INTERPRETATION**

#### **CODE SECTION: 20.90.080**

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**I. ISSUE:** How and where are alleys required in the North City Business District overlay zone?

**II. FINDINGS and CONCLUSIONS:**

**A. Findings**

**The Shoreline Municipal Code (SMC) 20.90.080 contains provisions for Parking, access, and circulation**

- A. Alleys. A system of alleys and access lanes should provide easy access to buildings and parking lots located in the rear of the properties behind the buildings facing 15<sup>th</sup> Avenue NE. This alley system is a secondary circulation system that helps avoid too many curb cuts on the 15<sup>th</sup> Avenue NE. Curb cuts would disrupt the desired pedestrian main street character in this business district.
- In Figure 20.90.080 only a portion of the alley system is specifically located to allow for maximum flexibility for an alley system within the alley zone.
- This system prohibits alleys or access lanes within 100 feet from an intersection and 50 feet from a pedestrian crosswalk.
- Also this alley system should provide pedestrian linkages through midblocks and between properties. Lighting shall be provided for pedestrian safety.

**B. Conclusion**

The intent of this code section is to ensure that a secondary vehicle and pedestrian circulation system be developed internal to city blocks adjacent and west of 15<sup>th</sup> Avenue NE without diminishing or interfering with the improved pedestrian system on 15<sup>th</sup> Avenue NE. The second

paragraph references a specific location for an alley yet emphasizes maximum flexibility for an alley system.

### **III. DECISION:**

As long as proposals for redevelopment include public vehicle and pedestrian access and do not preclude these facilities to be developed or extended on adjacent parcels then the design and location can be flexible. Proposals must be approved through the Planned Action Approval and development review processes to meet the section's intent.

*original signed by Joe Tovar 11/15/06*

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Director's Signature

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Date