

ORIGINAL

ORDINANCE NO. 281

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, WHICH AMENDS THE COMPREHENSIVE PLAN BY ADDING THE NORTH CITY SUBAREA PLAN; AMENDS THE DEVELOPMENT CODE CHAPTER 20.40, SECTIONS .020, .050, .120, .130, AND .140 BY ADDING THE NORTH CITY BUSINESS DISTRICT ZONE AS A NEW SPECIAL DISTRICT; AMENDS THE DEVELOPMENT CODE BY ADDING A NEW CHAPTER 20.90 THAT ESTABLISHES THE REGULATIONS FOR THE NORTH CITY BUSINESS DISTRICT TOGETHER WITH MITIGATION AND AN EXPEDITED PERMIT REVIEW FOR APPROVAL OF DEVELOPMENT APPLICATIONS THAT MEET PLANNED ACTION CRITERIA; AMENDS THE COMPREHENSIVE PLAN LAND USE MAP BY ESTABLISHING A NEW NORTH CITY BUSINESS DISTRICT SUBAREA; AND CHANGES THE ZONING MAP BY ESTABLISHING A NEW NORTH CITY BUSINESS DISTRICT ZONE.

WHEREAS, the City of Shoreline has adopted a comprehensive plan under the provisions of Chapter 36.70A RCW that includes policies for the creation of a subarea plan for North City; and

WHEREAS, the Washington State Growth Management Act authorizes the preparation of subarea plans; and

WHEREAS, the City of Shoreline has prepared the North City Subarea Plan, conducted a thorough review of the development anticipated within the North City Subarea, and prepared a Supplemental Environmental Impact Statement (SEIS) under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW that considered the impacts of the anticipated development within the North City Business District consistent with the subarea plan, provides for mitigation measures, and other conditions to ensure that future development will not create adverse environmental impacts; and

WHEREAS, the City of Shoreline conducted an extensive public participation and review process for preparation of the proposed Subarea Plan and proposed development regulations that modify the Development Code; and

WHEREAS, the Planning Commission and City Council conducted public hearings so the public had an opportunity to comment on the proposed Subarea Plan and proposed development regulations that modify the Development Code, SMC Title 20; and

WHEREAS, the provisions of the Regulatory Reform Act (ESHB 1724), as codified in Chapter 36.70B RCW and SEPA provide for the integration of an environmental review with project review to encourage an expedited process for approval of development where substantial planning and environmental review have occurred prior to an application for development approval; and

WHEREAS, the provisions of Chapter 43.21C.031 RCW and the regulations issued thereunder provide for the designation of planned actions within geographic areas that are less extensive than a municipality's jurisdictional boundaries and where substantial comprehensive planning and environmental review have been completed prospectively; and

WHEREAS, the City of Shoreline designates the North City Business District as a special district under the planned action consistent with RCW 43.21.031, WAC 197.11.164 to .172, Shoreline Municipal Code 20.40.050; and

WHEREAS, the City of Shoreline desires to adopt the North City Subarea Plan, North City Business District regulations to implement the Subarea Plan, and incorporate expedited review of land use actions designated as planned actions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council finds that:

1. A subarea plan has been prepared and adopted by the Council under the provisions of the Growth Management Act, Chapter 36.70A RCW, for the North City Subarea, located within the City of Shoreline city limits. The North City Subarea Plan (hereafter "Subarea Plan") amends the City's Comprehensive Plan and provides for the phased redevelopment of 60% of North City Business District parcels by the year 2015 and full redevelopment by year 2025.
2. A Supplemental Environmental Impact Statement (hereafter "SEIS") has been prepared and issued pursuant to Chapter 43.21C RCW in conjunction with the adoption of the Subarea Plan and the special district designated as the North City Business District in the Development Code.
3. The Subarea Plan, North City Business District regulations, and SEIS have addressed all significant environmental impacts associated with planned actions within the North City Business District.
4. The mitigation measures contained in Section 8 of this ordinance together with the City's development regulations and standards for the North City Business District are

ORIGINAL

adequate to mitigate the significant adverse environmental impacts anticipated by development consistent with the Subarea Plan.

5. The application of the expedited permit review procedures in accordance with Section 9 of this ordinance will benefit the public, adequately protect the environment, and enhance the economic redevelopment of the North City Business District.
6. Public involvement and review of the Subarea Plan, North City Business District regulations, and the SEIS have been extensive and adequate to ensure a substantial relationship to the public interest, health, safety, and welfare.
7. The uses allowed within the North City Business District zone and regulated by the development regulations will implement the Subarea Plan.

Section 2. Amendment: Comprehensive Plan and Land Use Map. The Comprehensive Plan and Land Use Map (Exhibit A) are amended by the addition of the North City Subarea Plan (filed with the City Clerk under Clerk's Receiving # 1513).

Section 3. Amendment: Zoning Map. The Official Zoning Map is amended to adopt the North City Business District zone as shown in Exhibit B (filed with the City Clerk under Clerk's Receiving # 1514) attached hereto and incorporated by reference herein.

Section 4. Amendment: Development Code. Shoreline Municipal Code section 20.040.020 is amended to read as follows:

20.40.020 Zones and map designations.

The following zoning and map symbols are established as shown in the following table:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O
Community Business	CB
Regional Business	RB
Industrial	I
Special Overlay Districts	SO
<u>North City Business District</u>	<u>NCBD</u>

Section 5. Amendment: Development Code. SMC section 20.40.050 is amended to read as follows:

20.40.050 Special overlay districts

A. Special Overlay District.

The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district. (Chapter 20.80 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations. (Ord. 238 Ch. IV § 1 (E), 2000).

B. North City Business District (NCBD).

The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90.

ORIGINAL

Section 6. Amendment: Development Code. SMC section 20.40.120, 130, and 140 are amended to read as follows:

20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	NB & O	CB & NCBD	RB & I
RESIDENTIAL GENERAL							
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P
	Cottage Housing	C-i	P-i	P-i			
	Duplex	P-i	P	P	P		
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i			
	Mobile Home Park	P-i	P-i	P-i			
	Single Family Attached	P-i	P	P	P		
	Single Family Detached	P	P	C	C		
GROUP RESIDENCES							
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-II			P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
MISCELLANEOUS							
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i
P = Permitted Use C = Conditional Use S = Special Use -i = Indexed Supplemental Criteria							

20.40.130 Nonresidential uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB &I
	RETAIL/SERVICE TYPE						
532	Automotive Rental and Leasing					P	P
81111	Automotive Repair and Service				P	P	P
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	P	P	P
513	Broadcasting and Telecommunications						P
812220	Cemetery, Columbarium	C-i	C-i	C-i	P-i	P-i	P-i
	Churches, Synagogue, Temple	C	C	P	P	P	P
	Construction Retail, Freight, Cargo Service						P
	Daycare Facilities	P-i	P-i	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i		P-i	P-i
447	Gasoline Service Stations				P	P	P
	General Retail Trade/Services				P	P	P
811310	Heavy Equipment and Truck Repair						C
481	Helistop			S	S	S	C
485	Individual Transportation and Taxi					C	S
812910	Kennel or Cattery					C-i	P-i
31	Light Manufacturing						S
441	Motor Vehicle and Boat Sales						P
5417	Research, Development and Testing						P
484	Trucking and Courier Service					P-i	P-i
541940	Veterinary Clinics and Hospitals				P-i	P-i	P-i
	Warehousing and Wholesale Trade						P
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use

S = Special Use

C = Conditional Use

-i = Indexed Supplemental Criteria

ORIGINAL

20.40.140

Other uses.

NAICS #	SPECIFIC USE	R4- R6	R8- R12	R18- R48	NB & O	CB & NCBD	RB & I
EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION							
	Adult Use Facilities					P-i	P-i
71312	Amusement Arcade						P
71395	Bowling Center				C	P	P
6113	College and University				S	P	P
56192	Conference Center	C-i	C-i	C-i	P-i	P-i	P-i
6111	Elementary School, Middle/Junior High School	C	C	C			
	Gambling Uses (expansion or intensification of existing nonconforming use only)				S-i	S-i	S-i
71391	Golf Facility	P-i	P-i	P-i			
514120	Library	C	C	C	P	P	P
71211	Museum	C	C	C	P	P	P
	Nightclubs (excludes Adult Use Facilities)					C	P
7111	Outdoor Performance Center						S
	Parks and Trails	P	P	P	P	P	P
	Performing Arts Companies/Theater (excludes Adult Use Facilities)					P-i	P-i
6111	School District Support Facility	C	C	C	C	P	P
6111	Secondary or High School	C	C	C	C	P	P
6116	Specialized Instruction School	C-i	C-i	C-i	P	P	P
71399	Sports/Social Club	C	C	C	C	P	P
6114 (5)	Vocational School	C	C	C	C	P	P
GOVERNMENT							
9221	Court					P-i	P-i
92216	Fire Facility	C-i	C-i	C-i	P-i	P-i	P-i
	Interim Recycling Facility	P-i	P-i	P-i	P-i	P-i	P-i
92212	Police Facility				S	P	P
92	Public Agency or Utility Office	S-i	S-i	S	S	P	P
92	Public Agency or Utility Yard	P-i	P-i	P-i			P-i
221	Utility Facility	C-i	C-i	C-i	P-i	P-i	P-i
HEALTH							
622	Hospital	C-i	C-i	C-i	C-i	P-i	P-i
6215	Medical Lab					P	P
6211	Medical Office/Outpatient Clinic	C-i	C-i	C-i	P	P	P
623	Nursing and Personal Care Facilities			C	C	P	P

REGIONAL							
	School Bus Base	S-i	S-i	S-i	S-i	S-i	S-i
	Transfer Station	S	S	S	S	S	S
	Transit Bus Base	S	S	S	S	S	S
	Transit Park and Ride Lot	S-i	S-i	S-i	P	P	P
	Work Release Facility						S-i

P = Permitted Use
C = Conditional Use

S = Special Use
-i = Indexed Supplemental Criteria

Section 7. Amendment: Development Code - New Chapter. The new Chapter 20.90, North City Business District, is hereby added to the Development Code, SMC Chapter 20 to read as set forth in Exhibit C, entitled Development Code, Special District: North City Business District, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. Mitigation. The SEIS lists a number of measures that will be necessary to mitigate for probable significant environmental impacts for certain environmental elements addressed in the document. The following measures are described in the SEIS and will be implemented by the City of Shoreline:

1. The City will work with businesses to minimize potential impacts to businesses and residents affected by construction of street improvements on 15th Avenue NE.
2. Improvements to 15th Avenue NE within the North City Business District (NCBD) shall include the following streetscape design elements:
 - a) Lighting.
 - b) Landscape treatment.
 - c) Street trees and decorative tree grates.
 - d) Convenient, safe, frequent, and easy pedestrian crossings.
 - e) Special pavement treatment to identify pedestrian crossings.
 - f) Special street signage for the North City Business District.
 - g) Street furniture.
 - h) Undergrounding of utility lines.
3. Prior or concurrent with the beginning of the construction of improvements to 15th Avenue NE the following traffic mitigation to neighborhood streets and to 15th Avenue NE outside the North City Business District shall be required:
 - a) Remove centerline striping on 10th Avenue NE except where the centerline is required for safety and evaluate possible reduction of the speed limit.

ORIGINAL

- b) Install a chicane on NE 177th Street between 15th Avenue NE and NE Serpentine Place near the crest of the hill, at approximately 1703 NE 177th Street.
 - c) Close NE Serpentine Place at NE 177th Street to vehicles with a cul-de-sac, but maintain pedestrian and bicycle connections. Investigate the possibility of providing a pocket park at this location.
 - d) Install a traffic calming device on NE 177th Street at the closed intersection with NE Serpentine Place. The stop signs currently at this location will no longer be warranted and should be removed.
 - e) Install traffic circles on NE 168th Street at 16th Avenue NE, 21st Avenue NE and 23rd Avenue NE. The traffic circles at 21st Avenue NE and 23rd Avenue NE may be substituted with a chicane between 21st Avenue NE and 23rd Avenue NE.
 - f) Remove striping on NE 168th Street in flat areas. Centerline striping to remain between 18th Avenue NE and 15th Avenue NE.
 - g) Install curb, gutter, and sidewalks along NE 175th Street east of 15th Avenue NE, at a minimum of 100 feet past the intersection with NE Serpentine.
 - h) Revise the roadway design in the vicinity of 25th Avenue NE and NE 168th Street to guide the primary flow of traffic to remain on the arterial. This may include revisions to the traffic control or restriping the lanes.
 - i) Restripe 15th Avenue NE to a two or three-lane roadway, with appropriate transitions, turn-pockets, and two-way center left turn lanes, between NE 145th Street and the North City Business District south boundary. The City will work with businesses to maintain safe business access.
 - j) Restripe 15th Avenue NE to a two or three-lane roadway, with appropriate transitions, turn-pockets, and two-way center left turn lanes, from the North City Business District north boundary to NE 196th Street.
 - k) Implement a monitoring program to determine the need for secondary mitigation measures. Baseline data from the monitoring prior to the construction of the 15th Avenue NE improvements shall be compared with additional monitoring one and two years after completion of construction. In order to determine levels of cut-through traffic, monitor residential streets surrounding the 15th Avenue NE corridor (including NE 168nd Street, NE 177th Street, 8th Avenue NE, Perkins Way, 10th Avenue NE, and the intersections of NE 165th Street/15th Avenue NE and NE 165th Street/5th Avenue NE). Evaluation of potential impacts of cut-through traffic should be based on the threshold monitoring criteria described in Appendix B of the Draft SEIS, Table A-9.
- 4. The City of Shoreline should develop a plan for pedestrian/sidewalk/bicycle connectivity of the area surrounding the North City Business District in order to enhance pedestrian safety and encourage non-motorized transportation by the year 2005.
 - 5. The City of Shoreline should work with Metro Transit to incorporate appropriate methods to facilitate speed and reliability of transit on 15th Avenue NE.

6. The City of Shoreline should work with Metro Transit to determine post-construction impacts to transit speed and reliability. The City of Shoreline should develop additional improvements warranted by the results of monitoring as part of the City's annual CIP process.

Section 9. Amendment: Transportation Improvement Plan. The City of Shoreline 2002-2007 Transportation Improvement Plan shall be revised to include mitigation projects listed in Section 8 of this ordinance and submitted for Council approval before December 31, 2001.

Section 10. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation.

Section 11. Third Party Liability. This ordinance does not create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of these regulations. No provision or term used in these regulations is intended to impose any duty whatsoever upon the City or any of its officers, employees, or agents. Notwithstanding any language used in this ordinance, it is not the intent of this ordinance to create a duty and/or cause of action running to any individual or identifiable person, but rather any duty is intended to run only to the general public.

Section 12. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

Section 13. Expiration Date. This ordinance shall expire fifteen (15) years from the

ORIGINAL

date of adoption, if not extended following a public hearing.

PASSED BY THE CITY COUNCIL ON July 23, 2001.



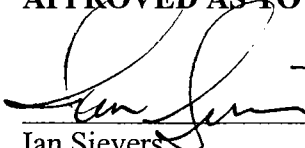
Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: July 26, 2001
Effective Date: July 31, 2001