Council Meeting Date: June 9, 2003 **Agenda Item: 8(a)**

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Conduct a Public Hearing and Adopt the Amendments to the Comprehensive Plan for the Purpose of Defining the Future Right of Way Needs for Aurora Avenue North in the Central Shoreline Area (177th Street to 192nd Street)
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Timothy M. Stewart, AICP Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

In September 2002, staff briefed Council on the Central Shoreline Subarea Plan and presented environmental options. At that time, Council expressed a strong desire to resolve issues regarding the future location of the Aurora Corridor right-of-way in the Central Subarea. Since then, staff has focused on identifying the maximum potential right-of-way width and location of the Aurora Corridor in the Central Subarea, and developing a Comprehensive Plan amendment to adopt the identified right-of-way needs into the Transportation Element.

FINANCIAL IMPACT:

The 2003 budget includes $75,000, which has been carried over from the 2002 budget, associated with the Central Subarea. Of this amount, $43,200 has been used for right-of-way surveying and mapping to produce the Central Subarea Future Right-of-Way Needs Map used to develop the Comprehensive Plan Amendment. Remaining funds will be utilized for any additional work on the Central Subarea Plan Report, printing, publishing noticing, etc. No additional funding needs are anticipated.

RECOMMENDATION

The Planning Commission and staff recommend that the Council conduct a Public Hearing on the proposed amendments to the Comprehensive Plan and adopt Ordinance No. 326 as amended by the Planning Commission (Attachment A), Exhibit A which amends the text of Land Use Policy LU48 and adds a new Transportation policy T5.1 for the purposes of identifying the future Right of Way needs of Aurora Avenue North from North 172nd Street and North 192nd Street; and Exhibit B which adds a map figure to the Transportation Element of the Comprehensive Plan based on the attached folio of maps drafted at a scale of 1 inch = 40 feet.

Approved By: City Manager ___ City Attorney IS (ASO)

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INTRODUCTION

The Central Subarea planning process was initiated in the fall of 2001. The 2001 work effort included several coordination and outreach meetings, followed by a four-day design charrette in early October. The consultant, Lennertz, Coyle and Associates, then refined the concepts and on March 5th and 6th of this year, a post-charrette check-in with the community and demonstration site owners was held. The consultant then developed the Preliminary Draft Central Shoreline Subarea Plan.

BACKGROUND

On April 15, 2002 the City Council and Planning Commission held a joint workshop to discuss the Preliminary Draft Central Shoreline Subarea Plan. At that time, staff discussed an adoption process similar to the North City Subarea Plan to include an amendment to the Comprehensive Plan, an overlay district in the Development Code, and the adoption of an environmental ordinance. The Council and Commission showed general support for the direction of the plan, but thought the five-year vision may be too ambitious, and asked for more input from the development community regarding the draft development standards. The Council and Commission also discussed the complexities of the Aurora Corridor and Interurban Trail projects.

On September 3, 2002, the City Council considered options for moving forward with the Central Subarea Plan. Council recognized the complexities associated with the Central geographic area, and sought resolution for some of the largest policy decisions to be made.

Since September, staff has revised the Preliminary Draft Central Shoreline Subarea Plan to become a new document titled "Setting the Stage for Redevelopment in Central Shoreline: Central Shoreline Subarea Plan Report" (Note: This report is available from the City of Shoreline Planning and Development Services Department upon request 206-546-1811). This document is similar to a document produced for the North City Subarea prior to the adoption of the North City Subarea Plan, and contains discussion regarding redevelopment potential and transportation solutions for the Central Subarea. The draft Central Development Standards are included as an appendix to this report, as is the Central Subarea Future Right-of-Way (ROW) Needs Map.

Staff briefed the Council on the proposed strategy to delay the adoption of the Central Subarea Plan and proceed with Comprehensive Plan amendments to define the future ROW needs in the Central Subarea at the April 21st City Council meeting. Council supported bringing this approach to the Planning Commission for a public hearing.

The Planning Commission conducted a public hearing on the proposed amendments to the Comprehensive Plan on May 15, 2003. Please see Attachment B: Draft May 15, Planning Commission Minutes for a record of the hearing including a list of those persons who testified. The Commission did not have sufficient time to formulate their recommendation on May 15th and called for a Special Meeting on May 22nd to complete its discussion and formulate a recommendation on the proposed amendments for Council.

On May 22, 2003, the Planning Commission unanimously recommended with an 8-0 vote adoption of Ordinance 326 with a few amendments to Exhibit B: Central Subarea Right of Way Map. Please see Attachment C: Draft May 22, 2003 Planning Commission minutes. These amendments edited folio map notes #1 and #3 and added a new note. The new note was created in response to public testimony from the owners of Aurora Rents, Mr. Steele, and Aurora Cold Storage and Exotic Meats, Russell McCurdy. Mr. Steele and Mr. MacCurdy requested that proposed amendment not preclude the consideration of vacating Ronald Place. By vacating Ronald Place, those businesses located between Aurora Avenue North and Ronald Place may have the opportunity to be relocated in basically the same location minus the needed right of way on Aurora Avenue. In addition, changes were made to folio map grid #13. Please see Attachment D: Planning Commission Amendments to Exhibit B Ordinance 326. Attachment D shows the Planning Commission Amendments in legislative format. Please also see Attachment E: Correspondence and Written Comments.

COMPREHENSIVE PLAN AMENDMENT DEVELOPMENT AND REVIEW

Section 20.30.340 of the Development Code states that a Comprehensive Plan amendment is "...a mechanism by which the City may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, in order to respond to changing circumstances or needs of the City, and to review the Comprehensive Plan on a regular basis." The Development Code Section 20.30.100 specifies that, "Any person may propose an amendment to the Comprehensive Plan." The City did not receive any applications to amend the Comprehensive Plan in 2002 from the public. Staff proposed three Comprehensive Plan amendments in 2002 in response to changing needs of the City regarding the implementation of the Central Shoreline Subarea plan.

A Comprehensive Plan Amendment may by approved by the City Council if it meets one of the following Decision Criteria from Section 20.30.340 of the Development Code:

1. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies; or
2. The amendment addresses changing circumstances, changing community values, incorporates a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan; or
3. The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.

Although the proposed amendments meet all of the above criteria, the amendments most directly address Criteria #2. It became evident to City Council, the Commission, and staff through the development of the Central Shoreline Subarea Plan Report and the ongoing design of the Aurora Corridor and Interurban Trail projects, that the question of: "where will the Aurora Avenue and Interurban Trail projects" be located in the Central Shoreline Subarea" needed to be answered in order to implement a redevelopment plan such as the Central Shoreline Subarea Plan. The proposed Comprehensive Plan amendments found in Attachment A attempt to address this need.

ALTERNATIVES ANALYSIS

- **Adopt the Central Shoreline Plan**

The Central Shoreline Subarea Plan Report presents ideas and concepts for redevelopment and transportation solutions for the Central Subarea. The Plan Report contains two appendices; Appendix A contains the Draft Development Standards for the Central Subarea, and Appendix B contains the Central Subarea Future Right-of-Way Needs Map. As previously stated in the "Background" section, the Council and Commission showed general support for the direction of the plan, but thought the five-year vision may be too ambitious. The Commission and Council also acknowledged that the still undetermined geographic locations of the Aurora Corridor and Interurban Trail projects in the Central Subarea could hinder the implementation of the Central Shoreline Subarea plan. Therefore, the option of adopting the Central Shoreline Subarea Plan is not recommended at this time. Staff recommends that first the Council define the future Right of Way needs in the Central Subarea and then reconsider the adoption of the Central Subarea Plan.

- **Define the Future Right of Way Needs for the Central Subarea**

The staff recommended alternative is the adoption of amendments to the Comprehensive Plan to define the future Right of Way needs in the Central Shoreline Subarea (See Attachment A). Attachment A entitled Ordinance No. 326 contains the following: Exhibit A) text amendments to the Land Use and Transportation Elements of the Comprehensive Plan that defines the northern and southern boundaries of the Central Subarea; and Exhibit B) Comprehensive Plan Figure T-8 - the Central Subarea Future Right-of-Way Needs Maps, which define the *maximum* future width of Aurora and identify the eastern and western Aurora right-of-way boundaries in the Central Subarea. Figure T-8 is drafted at a scale of 1 inch = 300 feet and will be the figure shown in the Comprehensive Plan if this amendment is adopted. However this figure is based on a folio of maps that will serve as the "Official Central Subarea Future Right of Way Needs Map" drafted at a scale of 1 inch = 40 feet. The purpose of adopting the folio in addition to Figure T-8 is to provide a greater of specificity if it is needed.

Identifying the future ROW needs will provide some resolution to business owners and allow them to move forward with their business plans.

STAKEHOLDERS

The stakeholders include:

- Business owners/operators in the Central Shoreline Area: Staff hand delivered and mailed potentially affected property and business owners in the Central Subarea copies of the proposed Right of Way changes. One of the purposes of defining the future ROW needs for the Central Area is to provide property and business owners with some certainty about the future of their property.

- Users of Aurora Avenue North: The City is planning for the redesign and redevelopment of Aurora Avenue North. The future project and improvements will require the acquisition of additional right of way in the Central Shoreline area. The

future projects will improve the safety for both pedestrians and motorists. The projects are also aimed at improving traffic flow, improving economic development potential, enhancing the livability of adjacent neighborhoods and supporting the goals and vision for this corridor that the community has expressed since before incorporation.

The key dates associated with this process are:

Finalize the Draft Central Shoreline Subarea Plan Report	January 2003
Prepare and Issue SEPA Checklist & Threshold Determination	April 2003
Notify State Agencies of the Growth Management Act Action	April 2003
Comment Period and Public Hearings	April/May 2003
Public Hearing at the Planning Commission	May 15, 2003
Special Meeting at the Planning Commission	May 22, 2003
Central Shoreline Subarea Plan Adoption	June 9, 2003

RECOMMENDATION

The Planning Commission and staff recommend that the Council conduct a Public Hearing on the proposed amendments to the Comprehensive Plan and adopt Ordinance No. 326 as amended by the Planning Commission (Attachment A), Exhibit A which amends the text of Land Use Policy LU48 and adds a new Transportation policy T5.1 for the purposes of identifying the future Right of Way needs of Aurora Avenue North from North 172nd Street and North 192nd Street; and Exhibit B which adds a map figure to the Transportation Element of the Comprehensive Plan based the attached folio of maps drafted at a scale of 1 inch = 40 feet.

ATTACHMENTS

Attachment A	Ordinance No. 326
Attachment B	Draft May 15, 2003 Planning Commission Minutes
Attachment C	Planning Commission Amendment to Ordinance 326
Attachment D	Draft May 22, 2003 Planning Commission Minutes
Attachment E	Correspondence and Written Comments

ATTACHMENT A: ORDINANCE 326