

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Southeast Neighborhoods Subarea Plan  
**DEPARTMENT:** Planning and Development Services  
**PRESENTED BY:** Joseph W. Tovar, FAICP, Director of Planning and Development Services  
Steve Cohn, Project Manager, Senior Planner  
Miranda Redinger, Project Manager, Associate Planner

**PROBLEM / ISSUE STATEMENT:**

When the official City Comprehensive Plan Map was adopted by Ordinance 292 on January 7, 2002, some parts of Shoreline were classified as "Special Study Areas" (SSA). This designation was intended to be a place-holder until the areas could be analyzed in further detail to determine a long-range vision.

In June 2008, Council appointed a Citizen's Advisory Committee (CAC) to create a subarea plan to address long-range planning for those study areas. The CAC met from July 2008 until November 2009. They adopted their Subarea Plan Report, complete with background narrative, vision and goals for the subarea, proposed zoning and Comprehensive Plan designations, and policy recommendations on November 17, 2009. It was presented to the Planning Commission on November 19, 2009.

Staff condensed the CAC report into a format appropriate for adoption in the Comprehensive Plan, and a public hearing was held on February 4, 2010. The Commission continued their deliberations on March 4, considered additional comment, made some edits to the document and unanimously recommended adoption by the City Council.

**FINANCIAL IMPACT:**

None.

**RECOMMENDATION**

This memo and presentation are informational only. Council action on this item is scheduled for the May 24, 2010 Business Meeting.

Approved By: City Manager  City Attorney \_\_\_\_\_

## **BACKGROUND**

Over the course of 17 months, the CAC heard from pertinent staff about each element of the Comprehensive Plan, considered many issues affecting residents of the subarea, and drafted goals and policies with the intent of improving quality of life by preserving neighborhood character while encouraging economic development. On certain subjects, there was nearly automatic consensus, some discussions ended in compromise and certain topics remained polarizing. There was a large degree of agreement on the text of the final Subarea Plan Report (Attachment 2), with dissent about the zoning map that led several members of the CAC to create a Minority Report (Attachment 3). Some of the general issues about which the committee focused recommendations include:

- Creating areas of zoning transition between commercial areas and single-family areas to reduce the impacts of commercial and mixed-use developments on nearby single-family homes.
- Creating incentives for commercial and mixed-use redevelopment in appropriate areas by permitting greater housing density than the current zoning permits on some sites.
- Increasing opportunities for "appropriate infill" and innovative housing styles that would be compatible with existing neighborhood character, such as Accessory Dwelling Units and live/work lofts.
- Increasing opportunities for economic development that would bring more jobs to the area without increases in traffic, such as home-based and incubator businesses.
- Creating incentives to protect and conserve natural resources and existing housing stock through sustainable practices.

Because the attachments of this report contain extensive information about background documents, committee products, comments on the process and outcomes, etc., staff will not summarize that in detail here, with the exception of a brief discussion about the differences between the current and proposed Comprehensive Plan maps.

Most of this subarea was designated Special Study Area, which meant that it didn't have a Comprehensive Plan designation (i.e., long-range vision). In the two locations where the current Comp. Plan provides a designation (in the southeast corner between Bothell Way and 30<sup>th</sup> Ave and on the east side of 15<sup>th</sup> Ave. between 152<sup>nd</sup> and 155<sup>th</sup>) the committee recommended a designation for less intense development than in the existing Comprehensive Plan. Both areas are currently designated as Mixed Use (which would allow both commercial and residential uses), while the CAC recommended portions of the areas be limited to residential uses.

In its Land Use recommendation the committee advised maintaining areas for commercial and mixed use (while shifting some land currently designated for such back to residential), creating transition areas to the single family core of the neighborhoods, and retaining the identified neighborhood character of low-density housing. Though not assigned a Comp. Plan designation, the Special Study Areas do currently have *zoning* designations, and this is mainly where the committee took their guidance in

suggesting long-range vision. For the most part, the proposed Comp. Plan designations align with the current single family zoning of the area; the exceptions are a small number of single family homes that a) are immediately adjacent to commercial zoning when the CAC concluded that some transition zoning was appropriate, and b) some single family homes with direct access to 145<sup>th</sup> that the CAC concluded should be designated a higher density to promote redevelopment with a possibility of sharing curb cuts.

### **Planning Commission Recommendation**

Staff condensed the committee's subarea plan recommendation for the purposes of placing it into the Comprehensive Plan. In condensing it, nothing was re-written; the goals and policies remained intact, merely reformatted to conform to the standards of Shoreline's Comprehensive Plan. Much of the background narrative was removed for the same formatting purposes, but will be preserved in the CAC Report so that community members and other interested parties may gain insight into committee discussion and background that they used in decision-making. Staff did not modify the committee's recommended Comprehensive Plan and zoning maps; the former is included in the subarea plan recommendation and the latter is not under consideration at this point.

For the process of adoption, a distinction was made between the Comprehensive Plan Amendment and Map and the implementation of these products through Development Code Regulations and potential rezoning. Should Council adopt the current recommendation before them, staff will take the implementing regulations and zoning through another public process, complete with hearing and SEPA this summer. *If Council wants to provide direction to the Commission, it would be appropriate to do so at the May 24 meeting when the Council is scheduled to take action on the Subarea Plan.*

In editing the Subarea Plan, the Planning Commission noted that because the CAC had worked on the document for so long, they did not want to make too many changes, lest future citizen committees feel discouraged that their work would be overly altered. Most of the recommendations removed by the Commission were because they felt them better suited to city-wide implementation rather than applying strictly to the subarea. That list is included below:

- Modify the Development Code to encourage "right-sized homes"
- Increase access to locally-made products and locally grown foods
- Develop incentives for job creation in addition to current MUZ incentives/tradeoffs for higher residential densities
- Make greater use of volunteers for habitat restoration by using programs already in place through organizations and agencies such as the Washington State Department of Fish and Wildlife
- As part of the process of revising the City's tree code, create incentives to plan all remodel and new development around substantial trees and groves of trees to preserve tree canopy
- Support development of opportunities through innovative and creative technologies by permitting business uses for research and development, design

and environmental concepts to provide potential sites for family wage "green jobs."

**Background information:** The following is background information that staff researched in answer to questions posed by the Commission or the public. Council may find this information helpful in the discussion of the Subarea Plan.

*What is a realistic level of development likely to occur in the subarea over the next 20 years?*

Determining how many dwelling units and businesses are likely to develop within the subarea over the course of the next 20 years is not an exact science. For reference, it may be helpful to look at the example of North City. Ten years ago, the area was rezoned to accept 900 units over 20 years, so one might assume that at this point, roughly half of those would have been built. However, to date, less than 100 new units are on the ground.

Most of the residential and commercial capacity in the subarea is located in the two commercial areas along 15<sup>th</sup> and along Bothell Way. Staff estimates that if these areas are developed largely in mixed use buildings, build out capacity is about 900 units. (If the commercial areas develop mainly as office buildings, residential capacity would be considerably less, perhaps by as much as 80%.) However, even using the high-end number of 900 units capacity, using North City as a guide, development over the next 20 years is likely to be much less, perhaps in the neighborhood of 200-300 units. It is important to understand that even this lesser amount would not be concentrated in a single project on one property, but rather on several sites. On a rank order of magnitude this might equate to 3 or 4 new mixed use buildings over the 20 year period, split between 15<sup>th</sup> and Bothell Way. In the context of the 274 acres that constitute the Southeast Neighborhoods Subarea, this does not appear to the staff to be a dramatic or overwhelming amount of change. For a variety of economic and other reasons, we believe that most of the mixed use development in Shoreline in the coming decades will occur along Aurora.

New development that occurs in the commercial/mixed use areas of Ridgecrest and Briarcrest is dependent on many factors, including the economy, incentives, and market demand.

*What are the likely economic development outcomes that staff believes will occur in different Mixed Use categories?*

The two commercial areas have been zoned Neighborhood Business and Community Business for the last 20 years. With the exception of the development of a veterinary clinic and a small office building on 15<sup>th</sup> and the McDonald's on Bothell Way, there has been little redevelopment under the existing zoning, even during much of the previous decade which saw significant commercial and multifamily development in neighboring cities. The current zoning allows commercial (i.e.: office/retail) and mixed use development up to 4-6 stories. It also limits residential densities to 24 du/acre (in NB) and 48 du/acre (in CB). Staff believes that, due to the size of most properties in the commercial areas, the commercial market is not there to build new single story retail uses, there is a limited market to build one or two-story office buildings and the residential densities of 24 du/acre are not conducive to building a mixed use building.



If the zoning is unchanged over the next 20 years, staff believes that there will be little incentive for redevelopment, and therefore, little incentive for property owners to do more than minimal reinvestment in the properties.

If the existing MU Zone is adopted, which would raise the allowable residential density, there would be incentive for building a small number of mixed use buildings. These could provide ground floor retail space for new businesses, some of which will be neighborhood serving. The MU Zone also requires amenities –plazas etc., which could serve the community. However, even with the availability of properties for mixed use development at a density that is economically feasible, staff does not believe that there will be an extremely strong demand for development in these smaller commercial areas. Most of the demand will still be focused on areas like Town Center and Aurora Square where the scale of development can result in significantly more amenities and because there will be much better transit service.

*What are the likely impacts of additional development on the water table and drainage issues?*

According to the City's Surface Water and Environmental Services Program Manager, the current stormwater code is the most stringent code to date to regulate runoff and water quality. The implementation of this current code will not increase or exacerbate existing groundwater or surface water issues. In many cases of redevelopment, it will likely have a net benefit of reducing surface water drainage issues and improving water quality.

Aside from large-scale "green-street" redevelopment or Capital Improvement Projects focused on drainage or hydrology issues, site-by-site improvements provide a realistic approach to address existing problems.

*How do zoning changes impact the underlying tax assessment of properties and what effect does this have on business costs?*

Staff asked this question of the King County Assessor's office and received the following reply:

"First let me say zoning would only affect land value. When we talk about improved commercial property, the total value is typically determined using an income approach. The final value of improved parcels is total value less land equals improvement value. For improved commercial property the land value (including zoning) might have less of an impact on the total or taxable value.

We value all land at its 'highest and best use' as if vacant. This is required by Washington State Statute. Zoning has an influence on highest and best use as it determines legal uses to which the property could be put. Other characteristics also impact land value such as topography, location, etc.

As appraisers we observe the market and how the buyers and sellers of commercial land value zoning. The appraiser's model shows that land zoned R12 or R18 is valued at \$10-30 per square foot, with R24 and R48 properties valued at \$10-25 per square foot. However, land zoned NB and CB is valued from \$30-50 per square foot.

In neighborhood 10-40 (Shoreline) there is a different value depending on whether a parcel is zoned R12 or CB. But not as great a difference if the zoning goes from R12 to R18. So a zoning change could affect land value, and a zoning change might not affect land value, depending on what the change is and how the market interprets the change."

Mark Mayuga (in his February email to the Commission) addressed the question of "how does zoning affect rents?" His conclusion is that rents are set by the market, and while someone may be willing to pay somewhat higher rent to be in a newer building, in general the landlord will charge a market driven rate.

*What level of detail is appropriate for the SEPA analysis of the subarea plan?*

The SEPA DNS was based on a comparison of conditions permitted under the current Comprehensive Plan and those potentially allowed under the proposed Subarea Plan. From staff's reading of the two plans, there is not a significant increase in intensity or density as compared to the current plan.

### **Environmental Review**

Staff completed requisite environmental analysis of the subarea plan, completing a non-project SEPA checklist (projects will require individual SEPA documentation if they meet the threshold, as part of the review process), and issued a Threshold Determination of Non-Significance (DNS) on January 28, 2010. The comment period ended on February 11, staff received comments and amended the document on February 26 (Attachment 5). A separate SEPA checklist will be completed for the implementation phase.

### **RECOMMENDATION**

This memo and presentation are informational only. Council action on this item is scheduled for the May 24, 2010 Business Meeting.

#### **Attachments:**

**Attachment 1** - Planning Commission recommended SE Neighborhoods Subarea Plan (Public Hearing Exhibit 1)

**Attachment 2** - Citizen Advisory Committee's Subarea Plan Report, Land Use & Zoning Map (Public Hearing Exhibit 2)

**Attachment 3** - Minority Report, dated January 27, 2010 & Zoning Map (Public Hearing Exhibit 3)

**Attachment 4** - Feb. 4 Minutes (Planning Commission Public Hearing)

**Attachment 5** - SEPA Checklist and DNS (Public Hearing Exhibit 15)

**Attachment 6** - Mar. 4 Minutes (Planning Commission Public Hearing continued)

**Attachment 7** - Hearing Exhibits (list of Comment letters and Public Hearing testimony available on project web page at <http://shorelinewa.gov/index.aspx?page=178> and in binder in Council office)



## Southeast Neighborhoods Subarea Plan

### March 4, 2010



The Southeast Neighborhoods Subarea is bounded on the south by 145<sup>th</sup> Street, on the west by 8<sup>th</sup> Avenue, on the north by 155<sup>th</sup> and 150<sup>th</sup> Streets, and on the east by Lake City Way. It contains portions of both the Ridgecrest and Briarcrest neighborhoods, and is comprised predominately of single-family households, most of which were constructed after WWII.

When it was annexed, most of the subarea was not assigned Comprehensive Plan designations, but given the place-holder “Special Study Area.” The City of Shoreline worked with a Citizen’s Advisory Committee from July of 2008 until November of 2009 to create a vision and craft policy and zoning recommendations. This subarea plan is a condensed version of their report.

The plan is intended to provide direction for the next 20 years. Many things will change in that time period. By 2030, there will likely be a light rail stop near 145<sup>th</sup> St. and Interstate 5. New automotive technology may have transformed the fueling, design, and maybe even necessity of cars. Successive generations may have different preferences for building and neighborhood design and amenities. New technologies may spur new industries and the job base and commercial districts will likely grow and evolve.

Yet while contemplating these uncertainties and determining how to incorporate them into the long-range vision for the subarea, the City wants to preserve existing aspects of these neighborhoods. The single-family character, friendly atmosphere, natural amenities, and other characteristics are all of paramount importance. Change may be inevitable, but it can be channeled to provide amenities and improvements and

prevented from negatively affecting the quality of life that is why people choose to live in this part of Shoreline.

### **Natural Environment**

***Goal: To provide a healthy and flourishing natural environment for the benefit of both human and wildlife residents, utilizing innovative technology and conservation measures***



The community identified a number of natural characteristics that enhanced the quality of life in the neighborhood and were highly valued. These included the extensive tree canopy, vegetative cover, and prevalent wildlife, notably the varied list of bird species. They also acknowledged other existing, natural conditions that could pose problems in the process of development or redevelopment. These included the high groundwater table, poor soil conditions and infiltration rates that exist on some sites. This section attempts to balance natural capital with development.

#### **Natural Environment Policy Recommendations:**

NE1: Create incentives to encourage the use of innovative methods of protecting natural resources (solar power for lighting outside space, green storm water conveyance systems, new recycling options).

NE2: Create incentives to encourage innovative strategies to enhance the natural environment on and around developed sites (green roof and green wall techniques, hedgerow buffers, contiguous green zones through neighborhoods, green storm water conveyance systems).

NE3: When redeveloping a site, encourage incorporation of measures that improve or complement the community's natural assets such as its tree canopy, surface water elements, wildlife habitat, and open space.

NE4: Link green open spaces within subarea and then link them to those outside subarea to create trails.

NE5: Support creation of contiguous ecosystems, with attention to wildlife habitat, through development of a "green corridor," as a public/private partnership, including the area between Seattle's Jackson Park, Paramount Park, and Hamlin Park.

- NE6: Protect and renew (“daylight”) streams in the area.
- NE7: Create incentives to encourage enhancement and restoration of wildlife habitat on both public and private property through existing programs such as the backyard wildlife habitat stewardship certification program.
- NE8: Use green street designs in south Briarcrest to provide more green space for residents in that area and to link residents to an east-west trail that connects the area to other trails such as the Interurban Trail.
- NE9: Develop technical resources for better understanding of overall hydrology, including the locations of covered streams in the subarea, and recommend actions and measures to address existing stormwater drainage problems.
- NE10: Create incentives to plan all remodel and new development around substantial trees and groves of trees to preserve tree canopy.
- NE11: Retain and establish new trees, open spaces, and green belts.
- NE12: Use green buffers of specific buffer area to building height ratio between different land uses, especially where transition zoning is not possible.

### Land Use

***Goal: To promote smart growth, enhancement of local businesses and amenities, connectivity and transition between uses, and compatibility between potential development and the established residential character of the neighborhoods.***



Because the Central Puget Sound region is a desirable place to live, its population is expected to grow over the next 20 years. Shoreline, due to its location and amenities, is likely to grow as well.

In general, the plan preserves the single-family character of the neighborhoods. However, a major focus of the plan is to increase housing choice by encouraging styles of “appropriate” infill development, such as Accessory Dwelling Units and small houses on small lots, rather than zoning large areas for higher density. This way, growth is diffused throughout the area, has minimal visual impact on neighboring houses, and provides extra living space for extended families or rental income.

In addition to encouraging infill development, the subarea plan identifies a few areas where access to transit, business corridors, and park amenities would allow multifamily homes and create areas with commercial and residential uses. To create a transition between single family areas and mixed-use commercial areas, the plan provides

for stepping down in zoning intensity from the areas designated for higher density or mixed-use to the single-family core of the neighborhood.

**Land Use Policy Recommendations:**

- LU1: Promote the analysis of impacts to the full range of systems as part of the planning and development process.
- LU2: Create incentives to use vegetated buffers between types of land use, in addition to transition zoning or open space.
- LU3: Development, as defined in the Comprehensive Plan, should be approached from the perspective of innovative options for increasing density.
- LU4: Establish policies and zoning to provide appropriate transitions between existing and proposed development and dissimilar land uses to minimize conflicts relating to solar access, noise, scale, etc.
- LU5: Place highest-density housing (mixed-use) on transit lines or in already established commercial zones.
- LU6: After updated regulations governing new development and redevelopment have been established, revisit the rules on a regularly scheduled basis for the purpose of enhancing the rules that work and eliminating those that don't work.
- LU7: Consider establishing a neighborhood business zone that would be restricted to non-residential uses, or some other solution to the problem of retail development being overlooked when residential development on the site yields more profit.
- LU8: Establish metrics, targets, baselines and a reporting timeframe to measure progress of social, economic and natural capital when evaluating Comprehensive Plan completeness.
- LU9: As the housing market and transportation technologies evolve to support more options, establish zoning designations for areas that may be appropriate for car-free zones or reduced parking standards.
- LU10: Quality of life for current residents in the subarea should be considered in decision-making processes that involve new development in the community, even though decisions must also take into account overall land use goals and the economic needs of the City as a whole.

**Housing**

***Goal: To promote housing diversity, affordability and adaptability while respecting and maintaining the identified single-family character of the neighborhoods.***





The subarea is mostly built out, with very few large tracts of raw land remaining, so most expected growth will occur as infill and/or redevelopment. Given that these options include a wide spectrum of styles and quality, how this housing would fit with the surrounding community posed one of the greatest challenges. Through a visual preference survey, a number of infill development concepts were identified as having good potential for being compatible with the existing neighborhood character. These include: Accessory Dwelling Units (ADU), small houses on small lots, cluster development, duplexes on corner lots, etc. Examples of some of these styles of housing and policy recommendations regarding their incorporation into the neighborhoods are included below.



#### **Housing Policy Recommendations:**

H1: Recognize and continue the area's history of providing affordable yet diverse housing to a variety of residents across the income spectrum.

H2: New housing development that is added in the center of established neighborhoods of the SE Subarea should be consistent with neighborhood character. Lot size to structure ratios and the scale of building are important.

H3: Distribute low-income housing so that it is not all in one place in the neighborhood, prohibiting the development of large, low-income housing groups or units.

H4: Increase housing stock that attracts new residents by appealing to a diversity of buyers' and renters' interests, including:

- Energy efficiency
- Parking options
- Density/size/FAR
- Private/shared outdoor open space

- Affordable/quality/sustainable building materials and construction practices
- Multi-family/multi-generational/single family housing options
- Accessory Dwelling Units
- Adaptability

H5: Because existing housing tends to be more affordable than new construction, remodeling and refurbishing current stock should be encouraged over demolition and redevelopment.

H6: Review existing policies and City code on Accessory Dwelling Units and home businesses to promote low-impact density.

H7: Adopt regulations that would allow “cottage style” housing without compromising quality.

H8: Encourage “green” building through incentives, fees and /or tax policies.

H9: Encourage partnerships with non-profit affordable housing providers, land trusts, Community Development Corporations and other organizations whose mission involves increasing the stock of affordable housing.

## **Transportation**

***Goal: To promote connectivity, safety, alternative transportation and walkability throughout the subarea’s roadways and trail systems***



This subarea faces a number of problems similar to those of other neighborhoods. Certain issues, most notably those related to 145<sup>th</sup> Street and increasing transit service, cannot be addressed on a subarea level because of complicated jurisdictional and funding logistics. Therefore, this subarea plan focuses on improvements to traffic safety, road treatments, and pedestrian and bicycle networks within the City’s boundaries and purview.

### **Transportation Policy Recommendations:**

T1: Encourage “walkable” and “bikeable” neighborhoods and intra-area connections through incorporation of safe pedestrian and bicycle corridors.

T2: Retain, improve, and expand public transit.

T3: Increase local transit service to economic hubs and schools (in addition to service to downtown Seattle) that focuses on east/west connections.



- T4: Improve automobile traffic flow on major arterial corridors to accommodate increased density.
- T5: Implement traffic calming measures on priority local streets between 145<sup>th</sup> and 150<sup>th</sup> Streets, as well as other local roadways to improve safety and reduce cut through traffic.
- T6: Implement improvements along 15<sup>th</sup> Ave. to revitalize business, increase pedestrian and bicycle safety and usability, and add vehicle capacity where necessary.
- T7: Work with neighbors to complete more “green street” type projects that will “complete” the street right of way and add pedestrian ways without adding curb-gutter and sidewalk.
- T8: Add bus shelters at busy stops.
- T9: As part of potential redevelopment of the commercial area on Bothell Way, address the east/west access issues to promote neighborhood connectivity to businesses, while protecting the residential neighborhood from cut-thru traffic.
- T10: As part of the update of the Transportation Master Plan, also consider smaller, innovative solutions to reducing automobile dependence, such as circulator busses, car-sharing, bike rentals, etc.
- T11: Encourage the City to work with Seattle, King County, Sound Transit, and WSDOT to undertake a corridor study on 145th St. that would result in a plan for the corridor to improve safety, efficiency, and modality for all users. This plan should include adjacent neighborhoods in the process, and should have a proposed funding strategy for implementation.

### **Parks, Recreation & Open Space**

***Goal: To preserve, protect and promote creation of public spaces that balance needs for human recreation, animal habitat, and natural vegetative growth***



The subarea contains or is adjacent to several of Shoreline’s parks, including Hamlin, South Woods, and Paramount Park and Open Space. The following policies are proposals for implementation by the City as resources permit, recognizing that the Parks Department and Board have their own Master Plan and processes. The City has an interest in acquiring lands adjacent to Paramount Park Open Space.

### **Parks, Recreation & Open Space Policy Recommendations:**

PR1: Support development of a trail/designated pathway connecting the Interurban trail and the Burke-Gilman trail with Paramount Park (upper and lower), Hamlin Park, South Woods, and Jackson Park.

PR2: Encourage development of sidewalks, footpaths, green streets, and signage on existing walkways near trail areas.

PR3: Use incentives to encourage development of more open/green space.

PR4: For larger-scale developments, establish a standard for proportional area of open space created or green space preserved.

PR5: Add a sign to the entrance on the west side of Paramount Open Space (9<sup>th</sup> Place NE) and to the east side of the park (12<sup>th</sup> Avenue NE and NE 148<sup>th</sup> Street), which are the park's main entrances. Add a sign on the west entrance of the park at 10<sup>th</sup> Avenue NE and NE 151<sup>st</sup> Street where the path connects Paramount Open Space with Paramount School Park.

PR6: Upgrade the path over Little's Creek in Paramount Open Space to provide a more permanent solution to the extremely muddy condition during wet weather. The path is a primary connection between the east and west sides of the Ridgecrest neighborhood.

### **Economic Development**

***Goal: To promote development of businesses that serve needs of local residents, add to vibrancy and socially-oriented identity of neighborhoods, and provide jobs***



The neighborhood supports opportunities for establishment of local gathering places and nodes of business activity where needed goods and services are located within walking distance, and could provide employment opportunities for local residents.

### **Economic Development Policy Recommendations:**

ED1: Encourage the creation of community gathering places. Create nodes (indoor & outdoor) for gathering and social interaction.

ED2: Revitalize the local economy by encouraging new business that is beneficial to the community in terms of services, entertainment, and employment.

ED3: Increase small-scale economic development (e.g., retail, office, service) that employs local people and complements residential character.

ED4: Inventory and promote the SE Subarea resources and opportunities, such as redevelopment at Shorecrest, Public Health Labs, and Fircrest.

ED5: Encourage community groups to define specific types of commercial, retail and professional businesses to best serve needs of subarea residents.

- ED6: Encourage home-based business within the parameters of the residential zoning to bolster employment without adverse impact to neighborhood character.
- ED7: Attract neighborhood businesses with support from the Economic Development Advisory Committee that could be sustained by the community.
- ED8: Continue active participation from the City and the neighboring community in determining most beneficial uses, practices, and mitigation in long-term plans for Fircrest.
- ED9: Encourage staff to identify potential Capital Improvement Projects that support the adopted subarea plan vision for business areas in the southeast neighborhoods.
- ED10: Modify commercial zoning regulations to require that mixed-use buildings be designed to accommodate ground level commercial uses along arterial street frontages.

### **Community Design**

***Goal: To encourage well-planned design of systems and appropriate transitions between different uses so that positive impacts of growth are realized and negative impacts may be minimized***



Over the next 20 years, the community wished to maintain a reputation of supporting a diverse population base and providing some of the City's most affordable housing options. Another priority was to retain green and open space so that a variety of wild flora and fauna would also continue to live in the neighborhood. There was widespread support for a thriving business district and alternative forms of housing, as long as they were visually compatible with existing single-family homes. Concentrating on elements of design and transition and articulating standards could provide an effective method to bring the vision to fruition.

#### **Community Design Policy Recommendations:**

- CD1: Development regulations applicable to the SE Subarea should be predictable and clear, written in a manner that reduces uncertainty for developers, City staff, and the community.
- CD2: Development & Land Use designs and patterns should contribute to the vitality of the area as a whole, serving the broader community and immediately adjacent neighbors, using compatibility criteria and incentives to be determined.
- CD3: Encourage planning of local "hubs" for provision of services and gathering places.
- CD4: Support development of a plan to implement a network of "feeder" pathways/trails (may also be in the form of green streets) to connect neighborhoods to

larger, city-wide walkways (such as a potential trail connecting Interurban, Hamlin, Southwoods & Burke-Gilman) and to encourage walkable neighborhoods.

CD5: Encourage redevelopment and revitalization of existing infrastructure (schools, businesses, single and multi-family structures) by providing incentives.

CD6: Community design should be pedestrian-oriented with incentives for development and redevelopment to open new or enhance existing pedestrian access and green spaces.

CD7: Establish rules and incentives that ensure developments are planned in ways that are consistent with the communities' vision of three-pronged sustainability (economic, environmental and social equity).

CD8: Establish density and zoning regulations and design review processes that are flexible enough to allow for creativity in design, but restrictive enough to ensure the protection of the community, especially the immediately adjacent neighbors.

CD9: Use medium- to low-density, multi-family units as transitional areas from high-density residential or commercial properties to single-family homes.

CD10: Modify the existing R-48 transition regulations to permit a 50 foot height limit (60 feet through a conditional use process) only if the subject site is adjacent to R-24 or R-48 residential zones or commercial zones and not adjacent to residential zones with a density less than R-24.

CD11: Take advantage of city, state, and federal pilot projects whose focus is improvement of the environmental health of the community, such as green streets, innovative housing designs, alternative power generation, etc.

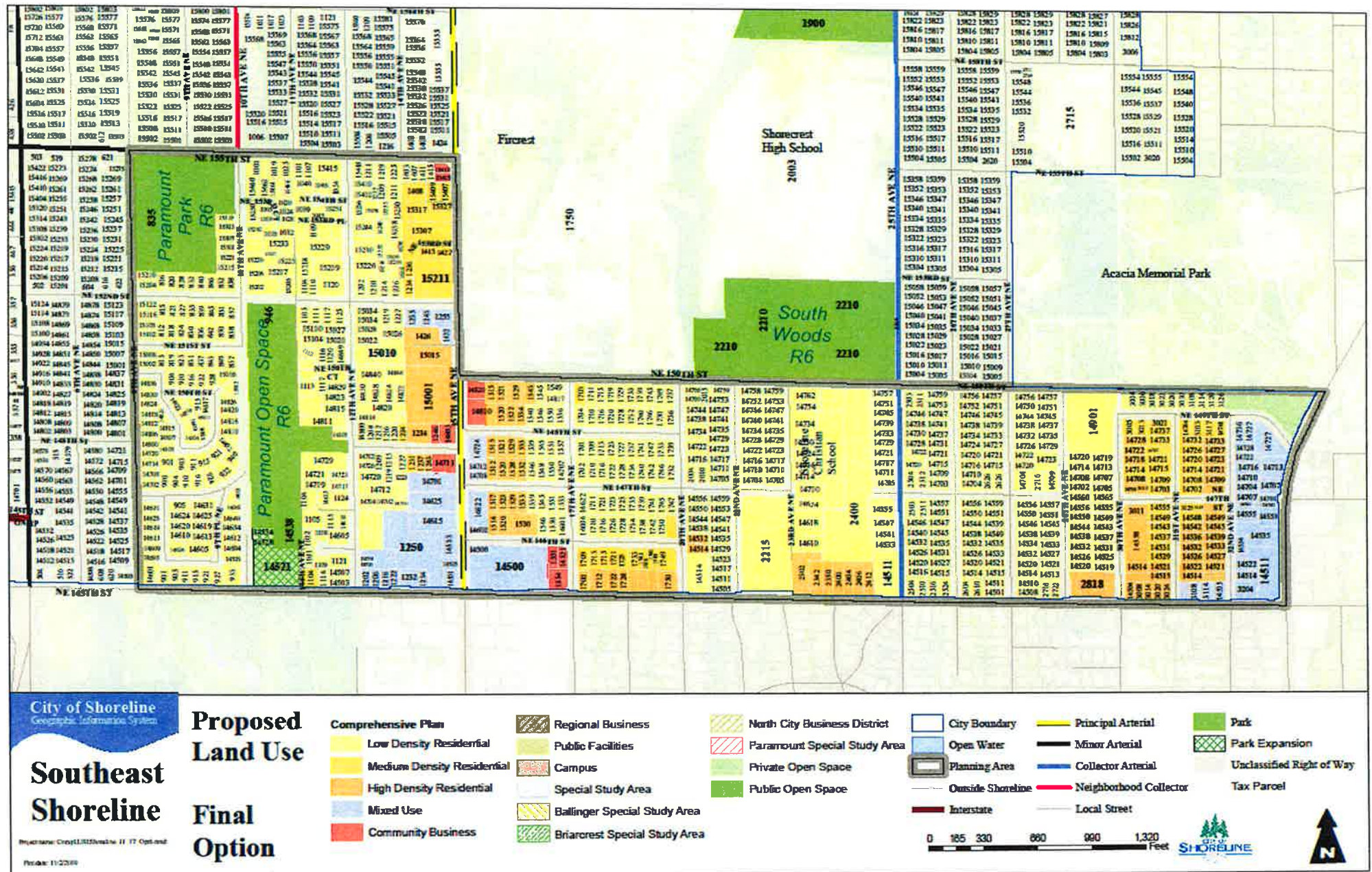
CD12: Establish rules and incentives that ensure actions occur in a manner that is consistent with the community's vision, while still promoting and providing incentives for redevelopment.

CD13: Improve the area around 145th St. and 15th Ave. with place-making treatments, such as lighting, benches, and landscaping, to identify it as a gateway to the City.

CD14: Work with community groups, neighborhoods and outside experts to promote "community gardens" for production of food and recreation.

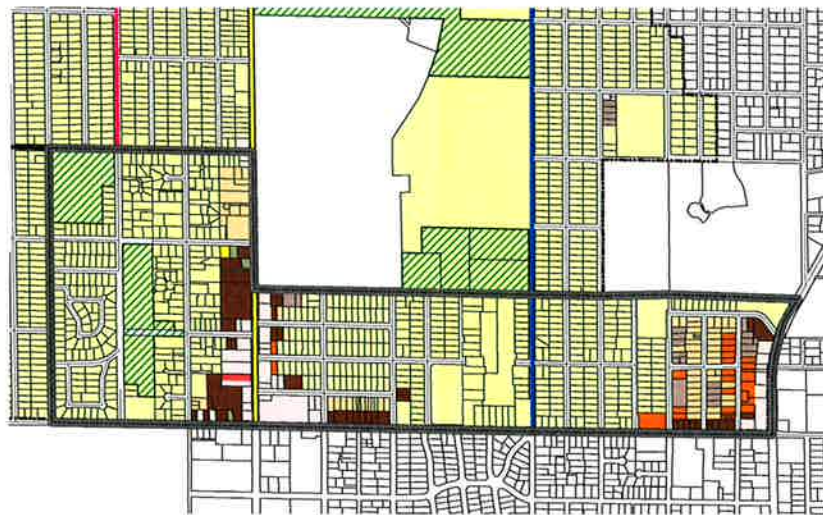


# Appendix A: Comprehensive Plan Map



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# **Southeast Neighborhoods Subarea Plan Report**



*developed by the*  
**Citizens' Advisory Committee**  
*with support of the City of Shoreline*  
**Planning and Development Services Department**

**November 19, 2009**





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### ***Special Thanks to...***

#### **Citizen Advisory Committee Members:**

- Arthur Peach, Chair
- Dick Nicholson, Vice Chair
- Cara McKinnon
- Dennis Lee
- Jeff Mann
- Jennifer Hyatt
- Loretta VanDyke
- Mark Holmes
- Rebecca Tracy
- Scott Solberg
- Sigrid Anne Strom
- Stacy Haiar
- William Bear
- David Pyle (served as Planning Commission liaison and Chair from 7/08-3/09)



### ***With support of...***

#### **City of Shoreline Staff:**

- Miranda Redinger, Planning and Development Services Dept., Associate Planner, Project Manager
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- Rachael Markle, Planning and Development Services Dept., Associate Director
- Julie Underwood, Assistant City Manager



## **Introduction/Background**

When the official City Comprehensive Zoning Map was adopted by Ordinance 292 on January 7, 2002, several segments were designated as Special Study Areas. The designation was intended to be a place-holder until the areas could be analyzed in further detail to determine a long-range vision. Two of these are the Briarcrest Special Study Area and the Paramount Special Study Area (located predominantly in the Ridgecrest neighborhood).

Properties in special study areas have zoning, but do not have accompanying Comprehensive Plan designations; i.e., no long-range vision. The purpose of the Southeast Neighborhoods Subarea Plan was to rectify the lack of direction in the existing Comprehensive Plan Map.

The City of Shoreline formed a Citizen's Advisory Committee (CAC) to work with staff to develop a subarea plan that provided proper study of these areas, proposed a long-range vision, identified infrastructure priorities, implemented appropriate zoning (if different than the current zoning) and informed development of code modifications.

The study area boundaries covered approximately half of the Briarcrest neighborhood and a portion of the Ridgecrest neighborhood, hence the name Southeast Neighborhoods Subarea Plan. Most of this area was defined as a "special study area," except for parcels between 30th Avenue NE and Bothell Way and between 8th and 15th Avenues NE, which already had existing Comprehensive Plan designations.

An initial decision of the committee was to organize the subarea plan with similar elements used in the City of Shoreline's Comprehensive Plan, as follows:

- Land Use
- Housing
- Transportation
- Parks, Recreation and Open Space
- Economic Development
- Community Design
- Natural Environment

Other guiding City documents that informed their decision-making included the Shoreline Environmental Sustainability Strategy, the Comprehensive Housing Strategy, and the Economic Development Strategy. The CAC sought to incorporate recommendations from these long-range strategies and the citizen groups who formulated them into their planning efforts. For example, the Natural Environment category is not included in the current Comprehensive Plan, yet in accordance with principles set forth in the Environmental Sustainability Strategy, the committee felt it important to make recommendations on this topic.

## **Process**

The subarea plan process began with staff touring the neighborhoods with a group of residents in the early spring of 2008 to discuss issues that faced the subarea as well as to identify some defining characteristics. An Open House public meeting was held on March 19, 2008, during which the community was introduced to the subarea plan process and Smart Growth principles, and asked to provide input about their concerns and goals for the area. A second community Open House was held on May 20, 2008, where members of previous Citizen Advisory Committees spoke about their experience, and the public was invited to apply for the Subarea Plan CAC.

Twenty-three citizens ended up applying for the committee and sixteen of these were appointed by City Council on June 16, 2008. The CAC consisted of 16 members, all of whom lived or owned property within the boundaries of the subarea or were a representative of one of the neighborhood organizations or a City commission. The group was equally divided by gender and displayed a representative diversity in length of residence, age, occupation and interests. The committee held their first meeting on July 15, 2008.

Because the committee decided to develop the subarea plan using the same categories as the Comprehensive Plan, they felt it important to have a similar base of background knowledge about each topic. They invited experts (predominantly City staff from appropriate departments) to present logistic and budgetary considerations that they should use to inform their deliberations and recommendations. They heard from Traffic Engineers, the Economic Development Manager, Parks and Public Works Directors, the Wastewater District Manager, and others.

They then began to formulate their recommendations by identifying neighborhood characteristics and an inventory of existing amenities and issues. They created goals and policy recommendations for each categorical element. They made a presentation to City Council on April 6, 2009 to inform them of progress and discuss preliminary proposals. They held an Open House for the community to solicit feedback on June 16, 2009. After considering responses and incorporating suggestions from Council and the neighborhoods, the CAC came to agreement on the goals and policy recommendations and focused on the task of finalizing the zoning map.

In order to finish before the holidays, they decided to increase the frequency of their meetings from bi-weekly to weekly, and also to begin each of the meetings where they would discuss the zoning map with a half-hour public comment period. Through vigorous debate, compromise and democratic processes the committee adopted the Comprehensive Plan and zoning recommendations on November 10 and the Subarea Plan Report, complete on November 17, 2009.

## **Report of the Citizen's Advisory Committee:**

### **The CAC Committee Goal:**

To recommend a plan for the City of Shoreline Southeast Neighborhoods Subarea that satisfies:

- 1) The desire of residents to preserve and enhance the current quality of life in the subarea neighborhoods; and
- 2) The need to accommodate some increase in residential and business density in the subarea neighborhoods over the next 20 years.

### **The S.E. Subarea Plan:**

#### **Purpose:**

- To identify existing problems or issues that require attention from the City;
- To identify what level of increase in residential and business growth might be reasonable and desirable in the subarea over the next 20 years; and
- To identify means of accomplishing changes in density with maximum benefit and minimum harm to the existing quality of life.

#### **Goals:**

- To provide a summary of issues that have been identified by residents as currently affecting neighborhood quality of life; and
- To provide recommendations that would create a framework for constructively addressing issues that have been identified or could arise from increases in density.

To inform their work, the committee identified an Inventory of Neighborhood Characteristics and Issues within the subarea, which are included as Appendix A. This laid the groundwork to focus on what the community could be like over the next twenty years, based on the belief that properly-managed growth may expand the opportunities for current residents and future generations, without negatively impacting the desirable attributes of the subarea and surrounding neighborhoods. The Committee also discussed quality of life values which are reflected below.

### **Quality of Life Values:**

*The subarea plan strives to maximize the retention, conservation, and preservation of valued neighborhood characteristics such as:*

1. Social capital - friendly, well informed, diverse, participatory neighbors
2. Safety
3. Existing single family/adaptive housing
4. Great parks, wildlife corridors, tree canopy
5. Small local businesses
6. Sense of unique identity and history
7. Quality of students, teachers, schools
8. Quiet

9. Clean air/water
10. Retention of a unique neighborhood identity
11. Core residential character that is single-family homes
12. Thriving/solid social fabric/social networks
13. Sustainable practices that protect quality of life and economic stability
14. Abundant natural environment of trees, vegetation, wildlife, and open spaces
15. Diversity expressed in resident demographics, available housing, and recreational/social opportunities, but complementary to core character of single-family, detached dwellings
16. Business enterprises that mesh well with neighborhood character
17. Attractive, livable, flexible housing

Delineation of the values and issues accomplished two primary objectives. First, clearly-defined issues ensured the committee generally agreed on the problems needing to be addressed, and what values were shared or conflicting within the subarea as represented by the committee. Second, the issues defined the basis for evaluating solutions developed during the process.

They next identified the assumptions under which they were operating. The purposes of this exercise were to gauge whether committee members were of a like mind concerning certain core principles, and so they would not have to reiterate common themes in each section of goals and policy recommendations. They are based on beliefs that the committee felt represent the cultural standards and values of the community at large. They are included here as background.

#### **Operating Assumptions:**

1. The subarea plan should facilitate and complement the objectives established by the Comprehensive Plan, and the Housing, Sustainability and Economic Development Strategies.
2. The committee should accept problems that are beyond their control for exactly what they are – problems (i.e., 145<sup>th</sup> St. traffic), and try to recommend policies and regulations that do not worsen the problem.
3. Property owners have a reasonable expectation that their interests will be considered in future land use actions.
4. Neighborhood character can be preserved and even improved. This could be accomplished through a variety of methods including: design review, proscriptive regulations and/or bulk and height restrictions.
5. Demographic changes (identified in the Comprehensive Housing Strategy, including aging population, fewer couples with children, more singles, etc.) and rising costs will increase demand for housing alternatives that are not the traditional single-family home.
6. Neighborhoods should strive to balance environmental sustainability with social equity and economic development.

7. Small scale retail and personal service uses are appropriate in designated areas to accommodate the everyday needs of nearby residents.
8. The community values its parks and open spaces and will look for opportunities to enhance forest and ecosystem health, with consideration for financial limitations of the City and its residents.
9. Development in Shoreline is likely to continue, so rather than attempt to stop it, the community should prepare by crafting policies and regulations that will mold it into something attractive and amenable to neighbors.
10. Increased density may be acceptable when it provides a benefit to the community.
11. Ensuring that a diverse mix of people can live in the Southeast Neighborhoods Subarea will enhance the area's ongoing vibrancy and quality of life.

The next step in the process was to delve into the specifics of the different categorical elements to determine goals and policy recommendations. The following section of this subarea plan will go through each category considered by the committee to delineate their goals and policy recommendations for each.

The **goals** represent an intermediary step between the identification of existing character, values, issues and assumptions and the development of specific **policy recommendations** that the CAC will direct City staff, Planning Commission and Council to consult when drafting regulatory language to implement their suggestions.

## Land Use

*Intent: To promote smart growth, enhancement of local businesses and amenities, connectivity and transition between uses, and compatibility between potential development and the established residential character of the neighborhoods.*



Relatively little development activity has occurred within the subarea since annexation, but residents repeatedly expressed concern about the potential for such at all forums for public input. One of the key issues addressed during the planning process was to determine locations where new development should be promoted or restricted, with particular emphasis on the role of residential development in the subarea.

Having previously identified issues currently or potentially affecting the subarea, the committee was able to differentiate between those whose solutions could be supported by additional growth and development and those that could negatively impact the residential quality of life as a consequence of such growth and development.

Neighborhood goals of increasing transit service, development of sidewalks and trails, encouragement of sustainable development and affordability components, and establishment of retail businesses and “third places” could all be positive benefits of increased density. Concerns over increased population included impacts to traffic, parking, natural environment, storm-water drainage and the high water table, as well as loss of privacy, peace and neighborhood identity.

The following goals and policy recommendations represent the committee’s attempt to realize the benefits of inevitable population growth over time while mitigating negative impacts to the extent possible.

### **Land Use Goals:**

1. Promote the analysis of impacts to the full range of systems as part of the planning and development process.
2. Encourage mixed use along transit and commercial corridors.
3. Create incentives to use vegetated buffers between types of land use, in addition to transition zoning or open space.
4. Development, as defined in the Comprehensive Plan, should be approached from the perspective of innovative options for increasing density.

### **Land Use Policy Recommendations:**

1. Establish policies and zoning to provide appropriate transitions between existing and proposed development and dissimilar land uses to minimize conflicts relating to solar access, noise, scale, etc.
2. Analyze scenarios of maximum build-out.
3. Place highest-density housing (mixed use) on transit lines or in already established commercial zones.
4. After updated regulations governing new development and redevelopment have been established, revisit the rules on a regularly scheduled basis for the purpose of enhancing the rules that work and eliminating those that don't work.
5. Consider establishing a neighborhood business zone that would be restricted to non-residential uses, or some other solution to the problem of retail development being overlooked when residential development on the site yields more profit.
6. Establish metrics, targets, baselines and a reporting timeframe to measure progress of social, economic and natural capital when evaluating Comprehensive Plan completeness.
7. As the housing market and transportation technologies evolve to support more options, establish zoning designations for areas that may be appropriate for car-free zones or reduced parking standards.
8. Quality of life for current residents in the subarea should be considered in decision-making processes that involve new development in the community, even though decisions must also take into account overall land use goals and the economic needs of the City as a whole.

### **Housing**

***Intent: To promote housing diversity, affordability and adaptability while respecting and maintaining the identified single-family character of the neighborhoods.***



Recommendation #2 under “Housing Choice and Neighborhood Character Strategies” in the Comprehensive Housing Strategy advises to “Test changes in the comprehensive plan and/or development regulations designed to encourage housing choice through pilot projects in select and limited sites or on a broader scale as a result of

a defined neighborhood subarea planning and design process.” Another charge of the Housing Strategy is to “Use the neighborhood subarea process to identify areas that could support innovative projects and articulate specific compatibility criteria.” Since adoption of the strategy, the SE Neighborhoods Subarea Plan CAC is the first to be able to recommend where and how new or revisited housing styles and code changes may be implemented as pilot projects.

Because the subarea is mostly built out, with very few large tracts of raw land remaining, most expected growth will occur as infill and/or redevelopment. Given that these options include a wide spectrum of styles and quality, how this housing would fit with the surrounding community posed one of the greatest challenges to the committee. There were many discussions about what constituted and how to promote “appropriate” infill development.

One style of development that many committee members felt was incompatible with neighborhood character were large homes commonly referred to as “megahouses.” The definition of the term varies widely. Some define a mega-house simply by its size. Others define it as a structure that is out of proportion to the size of the lot on which it is built or to its neighbors, and often this is expressed in terms of a Floor Area Ratio (FAR). As the Comprehensive Housing Strategy Citizen Advisory Committee also opted to do, the subarea plan CAC declined to make specific recommendations on the subject of “megahouses” until staff, Planning Commission and City Council could look at the matter more thoroughly, research the success of programs and policies implemented by neighboring jurisdictions, create a definition and FAR standards to meet local needs, and look at impacts of the issue city-wide.

As part of their discussion about what styles they felt would be complementary or detrimental to neighborhood character, the committee participated in a visual preference survey, discussed design elements, and examined different housing styles, including Accessory Dwelling Units (ADU), small houses on small lots, cluster development, duplexes on corner lots, etc. Examples of some of these styles of housing are pictured below.







In addition, the examples below are development styles that the committee rated highly in their Visual Preference Survey.



Based on these preferences for particular styles of housing or architectural elements, the following goals and policy recommendations address options that the committee felt would be a good fit in their neighborhoods, and also delineate how to promote compatibility between new styles of development and existing neighborhood character. Staff, Planning Commission and City Council will use these goals and recommendations to develop specific code language to modify requirements for these housing styles. For example, the current Development Code states that in order to build a detached Accessory Dwelling Unit, the lot must be a minimum of 10,000 sq. ft. To make this option available to more families, it may be appropriate to reduce the minimum lot size.

**Housing Goals:**

1. Recognize and continue the area's history of providing affordable yet diverse housing to a variety of residents across the income spectrum.
2. New housing development that is added in the center of established neighborhoods of the SE Subarea should be consistent with neighborhood character. Lot size to structure ratios and the scale of building are important.
3. Distribute low-income housing so that it is not all in one place in the neighborhood, prohibiting the development of large, low-income housing groups or units.
4. Increase housing stock that attracts new families by appealing to a diversity of buyers' interests, including:
  - Energy efficiency
  - Parking options
  - Density/size/FAR
  - Private/shared outdoor open space
  - Affordable/quality/sustainable building materials and construction practices
  - Multi-family/multi-generational/single family housing options
  - Accessory Dwelling Units
  - Balance rental and ownership options
  - Adaptability
5. Because existing housing tends to be more affordable than new construction, remodeling and refurbishing current stock should be encouraged over demolition and redevelopment.

**Housing Policy Recommendations:**

1. Review existing policies and City code on Accessory Dwelling Units and home businesses to promote low-impact density.
2. Adopt regulations that would allow "cottage style" housing without compromising quality.
3. Create incentives to remodel and retrofit the current stock of single-family homes.
4. Encourage "green" building through incentives, fees and /or tax policies.
5. Consider adding language to the Development Code to restrict development of "megahouses".
6. Encourage partnerships with non-profit affordable housing providers, land trusts, Community Development Corporations and other organizations whose mission involves increasing the stock of affordable housing.
7. Remove obstacles to adult family homes in residential zoning districts.

The committee opted to not make many changes to designations on the zoning map that would allow greater densities in order to accommodate expected population growth. As an alternative, they recommended revisiting the existing regulations regarding Accessory Dwelling Units as well as the code language developed for cottage housing immediately before its repeal. Staff has slated time to examine existing code language and propose changes to implement committee recommendations on their 2010 work plan.

The committee examined these housing styles, their impacts on surrounding neighborhoods, design standards and other controls that may be established to encourage compatibility with existing character, as well as policies of other cities that encourage their development. They determined that promoting such development could afford the neighborhood opportunities to increase density, thereby becoming more attractive to retail, service and transit development. Other benefits include the tendency of these styles to complement neighborhood character in terms of house size and architectural features, and also to be accommodating to changing family needs, such as aging parents, children unable to afford their own home, or providing rental income.

Another concept the committee discussed on several occasions was “adaptive” housing. The City’s Development Code has no definition for the term, but the basic premise is that an existing house may be modified to accommodate the changing lifestyle needs of its occupants. Such houses are usually single story with simple rooflines that are sited in the front or back third of lot to make remodels or additions easier in the future. They are usually designed to have larger bathrooms and wider hallways and doorways, level entries, and a bedroom and bathroom on the main floor. The goal is not to build in all the expensive amenities, but to make changes easier when they are needed.

### **Transportation**

***Intent: To promote connectivity, safety, alternative transportation and walkability throughout the subarea’s roadways and trail systems***



After study of this issue and conversations with transportation planners and engineers, the committee realized that they may not be able to affect as much change as desired regarding certain identified problems because of complicated jurisdictional and funding logistics.

One of these areas is N. 145<sup>th</sup> Street. When Seattle annexed north to N. 145<sup>th</sup> Street fifty years ago, standard practice was to set the boundary at the center line of the roadway. However, by the time Shoreline incorporated in 1995, state law had changed so that boundaries were set at the edge of the right-of-way. This resulted in a situation where the east-bound lanes of 145<sup>th</sup> are in Seattle, the west-bound lanes are in

unincorporated King County, and the Shoreline city limits begin at the northern edge of the Right-of-Way. In addition, all of N. 145<sup>th</sup> St. is a state highway. Because of these considerations, the CAC scaled back their ambitions about improvements on the roadway that would facilitate better pedestrian access, etc.

This was also the case with mass transit service, especially with King County METRO. The neighborhoods were very supportive of increased bus service, additional stops, shelters, etc. However, because METRO funding comes primarily from sales tax revenue, the existing economic situation had caused a significant budget shortfall. The CAC recognized that service levels will continue to be affected primarily by the ebb and flow of economic tides, but opted to include language supporting additional service, and encouraged the City to continue working with METRO to make Shoreline a more transit-friendly community as funding becomes available.

They also chose to focus goals and recommendations regarding potential improvements to traffic safety, road treatments, and pedestrian and bicycle networks within the City's jurisdiction.

#### **Transportation Goals:**

1. Encourage "walkable" and "bikeable" neighborhoods and intra-area connections through incorporation of safe pedestrian and bicycle corridors.
2. Retain, improve, and expand public transit.
3. Increase local transit service to economic hubs and schools (in addition to service to downtown Seattle) that focuses on east/west connections.
4. Improve automobile traffic flow on major arterial corridors to accommodate increased density.
5. Implement traffic calming measures between 145<sup>th</sup> and 150<sup>th</sup> Streets as well as other local roadways to improve safety and reduce cut through traffic.
6. Implement improvements along 15<sup>th</sup> Ave. to revitalize business, increase pedestrian and bicycle safety and usability, and add vehicle capacity where necessary.

#### **Transportation Policy Recommendations:**

1. Work with neighbors to complete more "green street" type projects that will "complete" the street right of way and add pedestrian ways without adding curb-gutter and sidewalk.
2. Add bus shelters at busy stops.
3. As part of potential redevelopment of the commercial area on Bothell Way, address the east/west access issues to promote neighborhood connectivity to businesses, while protecting the residential neighborhood from cut-thru traffic.
4. As part of the update of the Transportation Master Plan, also consider smaller, innovative solutions to reducing automobile dependence, such as circulator busses, car-sharing, bike rentals, etc.
5. Encourage the City to work with Seattle, King County, Sound Transit, and WSDOT to undertake a corridor study on 145th St. that would result in a plan for the corridor to improve safety, efficiency, and modality for all users. This plan

should include adjacent neighborhoods in the process, and should have a proposed funding strategy for implementation.

### **Parks, Recreation & Open Space**

***Intent: To preserve, protect and promote creation of public spaces that balance needs for human recreation, animal habitat, and natural vegetative growth***



The subarea contains or is adjacent to several of Shoreline's parks, including Hamlin, South Woods, and Paramount Park and Open Space. The City has improvements to these and other parks planned through their Master Plan and funding from the 2006 Parks Bond. The Parks Board governs initial decision-making and approves scheduled updates to this Master Plan, and a Citizen's Advisory Committee was currently being formed to create its own recommendations for the "trails" component of the plan. Because of this existing structure and timetable for parks planning efforts, the subarea plan CAC submitted the following recommendations to those tasked with Park plan updates, in hopes that they would consider the subarea's vision for local parks in their deliberations.

#### **Parks, Recreation & Open Space Goals:**

1. Support development of a trail/designated pathway connecting the Interurban trail with Paramount park (upper and lower), Hamlin park, South Woods, and to the Burk-Gilman trail.
2. Encourage development of sidewalks, footpaths, green streets, and signage on existing walkways near trail areas.
3. Use incentives to encourage development of more open/green space.

#### **Parks, Recreation & Open Space Policy Recommendations:**

1. As the population increases, establish target metrics for park space per capita and ensure that parks development and funding keep pace with development.
2. For larger-scale developments, establish a standard for proportional area of open space created or green space preserved.
3. Add a sign to the entrance on the west side of Paramount Open Space (9<sup>th</sup> Place NE) and to the east side of the park (12<sup>th</sup> Avenue NE and NE 148<sup>th</sup> Street) which are the park's main entrances. Add a sign on the west entrance of the park at 10<sup>th</sup>



Avenue NE and NE 151<sup>st</sup> Street where the path connects Paramount Open Space with Paramount School Park

4. Upgrade the path over Little's Creek in Paramount Open Space to provide a more permanent solution to the extremely muddy condition during wet weather. The path is a primary connection between the east and west sides of the Ridgecrest neighborhood.

### **Economic Development**

***Intent: To promote development of businesses that serve needs of local residents, add to vibrancy and socially-oriented identity of neighborhoods, and provide jobs***



During a presentation to the CAC, the City's Economic Development Manager tasked them to consider businesses that they would patronize on a daily basis because once a business has invested in a community, it depends on neighborhood support. He also encouraged the committee to envision plazas and nodes of business activity rather than more traditional retail development. The CAC incorporated these suggestions, placing priority on establishment of neighborhood gathering places, employment opportunities for local residents and compatibility with adjacent residential uses.

#### **Economic Development Goals:**

1. Encourage the creation of community gathering places. Create nodes (indoor & outdoor) for gathering and social interaction.
2. Revitalize the local economy by encouraging new business that is beneficial to the community in terms of services, entertainment, and employment.
3. Increase small-scale economic development (e.g., retail, office, service) that employs local people and complements residential character.
4. Re-evaluate regulations with respect to home-based businesses with the intention of encouraging this type of business.
5. Increase access to locally made products and locally grown foods.
6. Inventory and promote the SE Subarea resources and opportunities, such as Shorecrest redevelopment, Public Health Labs, Fircrest, etc.
7. Support small business development within the subarea.
8. In accordance with mandates of the Growth Management Act and the Puget Sound Regional Council's recommended standards, be attentive to concurrency requirements regarding job creation relative to development.
9. Encourage community groups to define specific types of commercial, retail and professional businesses to best serve needs of subarea residents.

### **Economic Development Policy Recommendations:**

1. Encourage home-based business within the parameters of the residential zoning to encourage employment without adverse impact to neighborhood character.
2. Attract neighborhood businesses with support from the Economic Development Advisory Committee that could be sustained by the community.
3. Continue active participation from the City and the neighboring community in determining most beneficial uses, practices, and mitigation in long-term plans for Fircrest.
4. Encourage staff to identify potential Capital Improvement Projects that support the adopted subarea plan vision for business areas in the southeast neighborhoods.
5. Modify commercial zoning regulations to require that mixed use buildings be designed to accommodate ground level commercial uses along arterial street frontages.

### **Community Design**

***Intent: To encourage well-planned design of systems and appropriate transitions between different uses so that positive impacts of growth are realized and negative impacts may be minimized***



The subject of transitions was often discussed, and committee members felt that in concert with design standards, these could have a significant effect on preserving community values of privacy, and their identity as predominantly single-family neighborhoods, even as the subarea evolved to accommodate successive generations.

Over the next 20 years, they envisioned hubs of retail activity where neighbors could gather, leaving their cars in their driveways in favor of walking or biking for errands. They imagined green corridors for wildlife as well-managed habitat for native species of flora and fauna. They wished to maintain their reputation of supporting a diverse population base and providing some of the City's most affordable housing options. They believed that concentrating on elements of design and articulating standards was an effective method to bring their vision to fruition.

**Community Design Goals:**

1. Development regulations applicable to the SE Subarea should be predictable and clear, with regulations written in a manner that reduces uncertainty for developers, City staff, and the community.
2. Development & Land Use designs and patterns should contribute to the vitality of the area as a whole, serving the broader community and immediately adjacent neighbors, using compatibility criteria and incentives to be determined.
3. Encourage planning of local “hubs” for provision of services and gathering places.
4. Support development of a plan to implement a network of “feeder” pathways/trails (may also be in the form of green streets) to connect neighborhoods to larger, city-wide walkways (such as a potential trail connecting Interurban, Hamlin, Southwoods & Burke-Gilman) and to encourage walkable neighborhoods.
5. Encourage redevelopment and revitalization of existing infrastructure (schools, businesses, single and multi-family structures) by providing incentives.
6. Community design should be pedestrian-oriented with incentives for development and redevelopment to open new or enhance existing pedestrian access and green spaces.

**Community Design Policy Recommendations:**

1. Establish rules and incentives that ensure developments are planned in ways that are consistent with the communities’ vision of three-pronged sustainability (economic, environmental and social equity).
2. Establish density and zoning regulations and design review processes that are flexible enough to allow for creativity in design but restrictive enough to ensure the protection of the community, especially the immediately adjacent neighbors.
3. Use medium- to low-density, multi-family units as transitional areas from high-density residential or commercial properties to single-family homes.
4. Modify the existing R-48 transition regulations to permit a 50 foot height limit (60 feet through a conditional use process) only if the subject site is adjacent to R-24 or R-48 residential zones or commercial zones and not adjacent to residential zones with a density less than R-24.
5. Take advantage of city, state, and federal pilot projects whose focus is improvement of the environmental health of the community, such as green streets, innovative housing designs, alternative power, etc.
6. Establish rules and incentives that ensure actions occur in a manner that is consistent with the community’s vision, while still promoting and providing incentives for redevelopment.
7. Improve the area around 145th St. and 15th Ave. with place-making treatments, such as lighting, benches, and landscaping, to identify it as a gateway to the City.



## **Natural Environment**

***Intent: To provide a healthy and flourishing natural environment for the benefit of both human and wildlife residents, utilizing innovative technology and conservation measures***



In their inventory, CAC members identified several natural characteristics that they felt enhanced the quality of life in the subarea and should therefore be protected, including the extensive tree canopy, vegetative cover, and prevalent wildlife, notably the varied list of bird species. They also identified other existing, natural conditions that they felt could pose problems if development was allowed to progress without consideration of impacts to such things as the high groundwater table, poor soil conditions and infiltration rates. The goal of this section is to attempt to balance natural capital with development.

### **Natural Environment Goals:**

1. Create incentives to encourage the use of innovative methods of protecting natural resources (solar power for lighting outside space, green storm water conveyance systems, new recycling options).
2. Create incentives to encourage innovative strategies to enhance the natural environment on and around developed sites (green roof and green wall techniques, hedgerow buffers, contiguous green zones through neighborhoods, green storm water conveyance systems).
3. When redeveloping a site, encourage incorporation of measures that improve or complement the community's natural assets such as its tree canopy, surface water elements, wildlife habitat, and open space.
4. Link green open spaces within subarea and then link them to those outside subarea to create trails.
5. Support creation of contiguous ecosystems through a designation of "green corridor," as a public/private partnership.
6. Protect and renew ("daylight") streams in the area.

7. Create incentives to encourage enhancement and restoration of wildlife habitat on both public and private property through existing programs such as the backyard wildlife habitat stewardship certification program.
8. Use green street designs in south Briarcrest to provide more green space for residents in that area and to link residents to an east-west trail that connects the area to other trails such as the Interurban Trail.
9. More accurately map the groundwater system and the locations of covered streams in Ridgecrest to allow a better understanding of the hydrology of the area and its wetland characteristics.
10. Make greater use of volunteers for habitat restoration by using programs already in place through organizations and agencies such as the Washington State Department of Wildlife and Fisheries.

**Natural Environment Policy Recommendations:**

1. As part of the process of revising the City's tree code, create incentives to plan all remodel and new development around substantial trees to preserve tree canopy.
2. Retain and establish new trees, open spaces, and green belts.
3. Use green buffers of specific buffer area to building height ratio between different land uses, especially where transition zoning is not possible.
4. Designate the area between Seattle's Jackson Park and Hamlin park as a potential "green corridor" to provide a contiguous ecosystem for wildlife.

**Zoning Map**

*See Appendix B for Comprehensive Plan and Zoning Maps*

The committee opted to recommend few zoning changes throughout the subarea in order to preserve the single-family character of the neighborhoods. However, they recognized that because the region is a desirable place to live, its population is expected to grow over the next 20 years. Shoreline, due to its location and amenities, is likely to grow as well.

The Growth Management Act requires that the state forecast a population projection for the next twenty years and that cities and counties zone to accommodate their share of the anticipated population and job growth. Shoreline's growth target for that 20 year timeframe is 5,000 households. Since the subarea comprises about 3% of the City's total square footage, the committee assumed that its share of the growth was 3% and one of its considerations was to identify appropriate areas to locate an additional 150 households in the next couple decades. The committee understood that targets are fluid and will probably change over time, and that the subarea will not necessarily be expected to absorb that percentage of growth. Specific numbers were assumed as reference points in postulating various scenarios.

The committee held a number of lively discussions over a period of several weeks focusing on areas to encourage development and how to achieve transition from more intense to less intense zones. On several issues the committee votes were close, on some

issues there were tie votes. Committee discussion and voting totals are reflected in the summary meeting minutes at <http://shorelinewa.gov/index.aspx?page=178>.

As mentioned in the Housing element of this report, the committee's main focus was to increase housing choice by encouraging styles of "appropriate" infill development, such as Accessory Dwelling Units and small houses on small lots, rather than zoning larger areas for higher density. This way, growth is diffused throughout the area, has minimal visual impact on neighboring houses, and provides extra living space for extended families or rental income.

In addition to encouraging infill development, the committee identified a few areas where access to transit, business corridors, and park amenities would allow for the potential to increase density and create mixed use areas. One of these locations is the intersection of 145<sup>th</sup> St. and 15<sup>th</sup> Ave. The committee discussed that this intersection may be an ideal location for a "hub" or "node" of activities, businesses and gathering places. After the City Council adopted a Mixed Use Zoning category through Ordinance 560 on October 26, 2009 that would allow a range of densities and height limits based on what amenities were included, the committee decided to assign that zoning designation to the parcel on the eastern side of the intersection, where Goodwill is currently located. They also assigned the MUZ designation to the far southeast corner of the subarea.

They also recommended a variation of the MUZ designation that offers less flexibility, and therefore more certainty for neighbors about maximum density and height, because it does not include additional incentives for green building, open space, public art or an affordability component. This zone would be capped at a density of 48 dwelling units per acre and 35 feet in height. The committee's recommendation was for this designation to be applied to most of the area on the western side of the intersection between 145<sup>th</sup> St. and 15<sup>th</sup> Ave., as well as along the east side of 15<sup>th</sup> Ave. between 146<sup>th</sup> and 148<sup>th</sup> Streets.

Under the Growth Management Act, Shoreline has also been assigned a target of 5,000 new jobs, so the committee strove to provide opportunities for business development. This was the impetus for the committee's recommendation of the development of a third category of Mixed Use Zoning, which caps residential density at 12 dwelling units per acre. This designation was meant to encourage a mix of neighboring uses, rather than different uses in a single building. The intent of the committee member who proposed it was to preserve land for commercial and office development by severely restricting residential capacity, while still allowing for the creation of live/work lofts, etc. Though this option was discussed at several meetings the Committee ultimately did not choose to apply it to the subarea.

Transition zoning was also a recurring topic of discussion, and the committee recommended stepping down in zoning intensity from the areas designated for Mixed Use to the single-family core of the neighborhood. This is represented on the zoning map in the area east of 15<sup>th</sup> Ave., where zoning transitions from Mixed Use to R48 to R24 to R18 to R6. Zoning transition was also used in the southeast corner of the subarea, with

the most intensive use along the intersection of 145<sup>th</sup> St. and Bothell Way, and transitioning down in terms of intensity of use to both the north and the west.

### **Final Thoughts & Next Steps:**

The committee was very cognizant of the fact that this subarea plan was meant for the next 20 years. They recognized that many things will change in that time period. By 2029, there will likely be a light rail stop near 145<sup>th</sup> St. and Interstate 5. New automotive technology may have transformed the fueling, design, and maybe even necessity of cars. Successive generations may have different preferences for building and neighborhood design and amenities. New technologies may spur new industries and the job base and commercial districts will likely grow and evolve.

Yet while contemplating these uncertainties and determining how to incorporate them into the long-range vision for the subarea, the committee also focused on the aspects of their neighborhoods that they want to preserve. The single-family character, friendly atmosphere, natural amenities, and other characteristics mentioned in Appendix A were all of paramount importance and considered in nearly every discussion. The goal of the citizens on this advisory committee was to attempt to control inevitable change, to use it to gain amenities and improvements they seek, but to keep it from negatively affecting the quality of life that they treasure and the character of the neighborhoods that they call home.

This concludes their report. It will be revised into a more succinct form in order to be presented to the Planning Commission, who may offer their own changes before making a recommendation to the City Council. The Council will undergo their own review before they finalize the subarea plan and adopt it as part of the Comprehensive Plan.

## **Appendix A:**

### **Characteristics of the S.E. Subarea and Issues Identified by CAC**

#### **PHYSICAL ENVIRONMENT**

Bordered on the north by N.E. 150<sup>th</sup> Street in Briarcrest and by N.E. 155<sup>th</sup> Street in Ridgecrest, on the east by Bothell Way, on the west by 8<sup>th</sup> Avenue N.E., and on south by N.E. 145<sup>th</sup> Street, and partially intersected between 15<sup>th</sup> Avenue N.E. and 25<sup>th</sup> Avenue N.E. by state-owned land that comprises Fircrest and the Washington State Public Health Labs

Shares borders with Lake Forest Park to the east and the City of Seattle to the south  
Three primary transportation corridors: two north-south corridors (15<sup>th</sup> Avenue N.E., and Lake City Way/Bothell Way), and one east-west corridor (N.E. 145<sup>th</sup> Street,), plus three collector arterials (N.E. 155<sup>th</sup> Street, 8<sup>th</sup> Avenue N.E., and 25<sup>th</sup> Avenue N.E.)

Located in vicinity of proposed light-rail transit stop on I-5 corridor (0.2 miles from I-5/5<sup>th</sup> Avenue N.E./N.E. 145<sup>th</sup> Street intersection to edge of S.E. subarea at 8<sup>th</sup> Avenue N.E.; 1 mile from I-5/5<sup>th</sup> Avenue N.E. /N.E. 145<sup>th</sup> Street intersection to 15<sup>th</sup> Avenue N.E./N.E. 145<sup>th</sup> Street intersection)

Some access to regional mass transit (bus)

On-street parking available on most streets

Bicycle paths incorporated on 15<sup>th</sup> Avenue N.E., some on 25<sup>th</sup> Avenue N.E., N.E. 155<sup>th</sup> Street, and some on N.E. 150<sup>th</sup> Street

Sidewalks on at least one side of major traffic corridors and on <5% of neighborhood streets

No underground electrical utility system

Access to DSL and cable throughout

Primarily residential, most of which is single-family detached dwellings (in Ridgecrest, almost all of existing single-family houses are in good shape (no derelicts); most of multi-unit residences also in good shape)

Multi-family residential located primarily in S.E. area of Briarcrest, especially along 30<sup>th</sup> Avenue N.E, Bothell Way, and N.E. 145<sup>th</sup> Street, and in Ridgecrest along 15<sup>th</sup> Avenue N.E. and N.E. 145<sup>th</sup> Street.

Business strips along Bothell Way, N.E. 145<sup>th</sup> Street, and 15<sup>th</sup> Avenue N.E. Most of businesses are “healthy” – i.e., don’t look run down.

No public schools within immediate area (although two immediately adjacent to subarea in Briarcrest); one private school in Briarcrest

Four churches within area-- one in Ridgecrest and three in Briarcrest; one monastery in Briarcrest

Two historical sites within subarea (Briarcrest: old stables area from old farm;

Ridgecrest: Little’s Creek - a former farm)

Quiet

#### **NATURAL ENVIRONMENT**

Fairly extensive tree canopy and vegetative cover, although more limited adjacent to the street along N.E. 145<sup>th</sup> Street between 15<sup>th</sup> Avenue N.E. and 11<sup>th</sup> Avenue N. E. and

between 15<sup>th</sup> Avenue N.E. and Bothell Way and on 15<sup>th</sup> Avenue N.E. south of N.E. 150<sup>th</sup> Street

One wetland and two streams (Little's Creek) and Thornton Creek (mostly underground and in ditches) within area (Ridgecrest)

Prevalent wildlife population; particularly extensive list of birds

Prevalence of street trees

Poor soil conditions and hard pan in many places

Poor soil infiltration with resultant surface water runoff

A developed built environment on former wetland sites that still have wetland characteristics

Water table that "moves" and changes with respect to both height and elevation

Badly trimmed trees in electrical utility corridors

Two formal parks within subarea (Paramount Open Space and Paramount School Park).

One park immediately adjacent to Briarcrest section of subarea (South Woods), a second park within a couple blocks of both Ridgecrest and Briarcrest sections of subarea (Hamlin Park)

## **SOCIAL ENVIRONMENT**

Strong social networks within neighborhoods

Safe

Recreation/social gathering places: churches, American Legion Hall, Paramount Open Space, Paramount School Park. Some outdoor recreational gathering space in nearby Hamlin Park.

## **ECONOMIC ENVIRONMENT**

Small to mid-size local businesses, mostly retail and service

Some home-based businesses

No large shopping centers

No large supermarkets or other large retail outlets within subarea; one major grocery outlet on south side of N.E. 145<sup>th</sup> Street

No grocery outlets of any type within subarea except open-air, fresh produce stand at 15<sup>th</sup> Avenue N.E. and N. E. 150<sup>th</sup> Street (new in spring of 2009)

Local job opportunities in education, retail, and service sectors, plus some opportunities at the Washington State Health Labs and Food Lifeline on adjacent Fircrest property

One job training center (Goodwill Industries)



## Issues List

### LAND USE

Potential negative impact on residential properties with development of neighborhood business adjacent to or near them.

Lack of method for gauging residential/economic and environmental sustainability.  
[LU Pol Rec 6]

No code in sub area plan for ADU's  
[recommend corner lots or 8500 sq. ft. lots]

No definition or development code to address "appropriate infill"  
[include type of house, size, height ,incentives for keeping existing stock, FAR]

Lack of vested interest on the part of landlords/absentee owners.  
[Establish compliance with CP H19 H26 H27 H29. Also provide ways to better involve them in neighborhood]

Possible adverse effects of solar installations to neighborhood

Potential impact of Mixed Use on adjacent properties and neighborhoods  
[LU Pol Rec 1,2,3 LU goal 1]

Evaluate population ratio relating to infrastructure such as class size, emergency services, etc.  
[LU Goal 1]

Increasing density introduces additional stresses and exacerbates issues that already exist in the neighborhood. Example: traffic, fewer or no gathering places, crime, less open space, etc.  
[Include community center; dedicated large green area in addition to square footage required in development ; well controlled traffic layout; thorough infrastructure planning, etc.]

Need for transition and green elements between uses and zoning types.  
[LU Goals 1&3 LU Pol Rec]

Identify areas to increase density.  
[See maps]

Limited walking and bicycling paths.  
[Moved to goals]

Differences between Ridgecrest and Briarcrest.  
[Delete]

Land use too partitioned into chunks.  
[Delete]

Unknown impact of Fircrest development on 15<sup>th</sup> N.E. and the subarea.  
Unknown impact of increased density or commercial development along 15th N.E.  
[Sub area wants to be involved in a formal way.]

## HOUSING

Need diversity/ best use of single family properties, such as home businesses, allowing ADU's, affordable houses.

[Addressed in H Goals 1 and 4. Houses built in 50's, 60's, 70's, 80's with a range of styles and prices already exist in sub area.]

[Recommend 8500 sq. ft. lots or corner lots for ADU's]

[ Home businesses are already allowed with adequate controls]

Lack of awareness regarding adaptable building concepts.

[Include information about and incentives for adaptive practices in new building or remodeling]

[Definition in glossary.]

Need to protect and preserve existing housing stock.

[H Pol Rec 3 H Goal 5]

[Included are GMA Housing Introduction which encourages Preservation of Existing Housing Stock.]

[Comp Plan Housing Goals II and III. Comp Plan Housing Elements 19-25-27-34.]

CPH Goal II Pursue opportunities to preserve and develop housing throughout the city to address the needs of all economic segments of the community.

CPH Goal III Maintain and enhance single-family and multi -family residential neighborhoods, so that they may provide attractive living environments, with new development that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.

CPH 19 Develop policies and practices which will provide good management, preservation maintenance and improvement to existing affordable housing.

CPH 23 Maintain the current ratio of owners and renters.

CPH 25 Continue to provide financial assistance to low income residents for maintaining or repairing the health and safety features of their homes through a housing rehabilitation program.

CPH 27 Anticipate future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions.

CPH 34 Encourage opportunities for seniors and disabled citizens to remain in their community as their housing needs change, through home share programs, senior cottages, and facilitating the retrofitting of homes for lifetime use.]

[Incentives to retain, maintain, remodel, renovate instead of demolish]

[City code compliance]

[Neighbors can help]  
[Add to Goals and operating assumptions]

Need for multi-generational housing  
for low income housing  
for affordable housing  
for accessory dwelling  
housing for homeless.

[HG 4]

## TRANSPORTATION

Need a traffic study/plan in place before adding density on Bothell Way or 15<sup>th</sup> Ave.  
[Recommend all traffic use arterials for Bothell Way density]

Need a regional plan for traffic impacts when Fircrest/ Light Rail plans are activated.

Need terms/definitions for most effective traffic calming method and where should they be used.

[City requests terminology same as their codes/ definition.]

Unknown impact of a light rail stop at 145<sup>th</sup> St.

Lack of public transportation.  
[Transportation Goal 2 and Pol Rec 3&4]

Lack sidewalks and bike lanes.  
[PROS 1&5]  
[City has priority list for walkways. Not all neighbors want sidewalks.]

## PARKS RECREATION AND OPEN SPACE

Lack of adequate open space from 28<sup>th</sup> to Bothell Way, and the potential impact of density on available open space in that area.  
[Allow for a sizable green area/play space in addition to the allowance required when building new development. Also plan for a community building. Trade density for open space.]

[PROS Pol Rec 1&2 and Goal3]

Need for connecting open space/trails  
[NE Goals 2,4,5,7,10 and PROS Goals]

Not enough diversity of outdoor recreational non-team activities for youth and general population.  
[See above]

## NATURAL ENVIRONMENT

Abrupt changes in topography in Ridgecrest and Briarcrest.

Environmental sensitivity of properties adjacent Little's Creek/wetland area.  
[See maps]

Inadequate public information/education concerning city recognized primary and secondary vegetation belts  
[need current map]

Incomplete inventory of natural features: wetlands, roving water tables, hardpan, streets that don't have drainage systems, topography.  
[NE Goal 9]

No tree preservation/retention code.

Storm water runoff excessive in some areas  
[23<sup>rd</sup> 25<sup>th</sup> 26<sup>th</sup> 30<sup>th</sup> others . Have a plan in place before development happens]

Need to address long term cumulative impacts of old infrastructure, traffic, density, and water runoff.  
[LU Goal 1]

Loss of tree canopy and other native vegetation.  
[N.E.Pol 1 and 2 and N.E. Goals 2,3,6,9.]

Not enough information about sub soils in the sub area.  
[Characteristics : Appendix A ]

Lack of contiguous wildlife habitat.  
[N.E. Goals 9&10 Pol Rec 4]

Incomplete inventory of natural features.  
[See inventory map.]

Poor soil throughout area.  
[delete]

Frequency of dark skies  
[delete]

Storm water runoff excessive in some areas.  
[ 23<sup>rd</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 30<sup>th</sup>, other.]

Need to encourage planting new street trees and replace lost street trees.  
[NE Goals 2,3,6,9]

Need to upgrade landscaping code to encourage innovative strategies.  
Need for concept for building green infrastructure.  
[ Promoted in Environmental Policies/LEED .]

## ECONOMIC DEVELOPMENT

Lacking Neighborhood businesses.  
[Make list of businesses that neighbors will support and that have done well in past:  
Mc D's, Flo-Anna's, Goodwill, auto parts, car repair, Chinese, other restaurants. Need  
pubs, cafes, day care, groceries ]

More professional jobs needed.

Need to revitalize the business districts along Lake City Way, and 15<sup>th</sup> between 145<sup>th</sup> and  
150<sup>th</sup>.  
[See above.]

Need for small Mom and Pop businesses.  
[See above]

Need to attract people to shop, live, and work here.  
[New development should be open, airy, and include green space.]  
[Existing family homes could have added design elements]

Tax incentives for not commuting  
[delete]

Few opportunities for live/work development  
[Included in zoning plans.]

Too many regulations that restrict home business.  
[ED Goals 4, ED Pol Rec 1&4]

No social gathering places such as pubs and cafes  
[ED Goals 1,2,9 ED Pol 2]

Need for more day care facilities.

## COMMUNITY DESIGN

Currently no design board.  
[CD Pol Rec 2]

Need definition of neighborhood character.  
[CD Pol 2]  
[Included in Appendix A]

Bus shelters lacking or not well placed.  
[Identify where]

Future of historical areas and buildings.  
[WWII houses throughout Ridgecrest and Briarcrest. Remaining stone houses in Briarcrest]  
[Identify others. Move to Goals.]

Need community centers in areas of highest density.  
[ED Goals 1, 3]

Mini bulletin boards  
[Delete]

Develop design strategies that make our community` attractive.  
[Maybe a goal for BNA and CD Pol 2]

Lack of planned barrier zones between business and residential and between high and low density.  
Moved to Goals, Recommendations, and maps.]

Unattractive gateways to city.  
[Address now or during the development plans]

Art work in public places is non existent.

## UTILITIES

What are the cities plans for future green street projects?  
[Delete question]

What is the available infrastructure vs. the proposed growth?  
[Require systems analysis]

Storm water problems areas need to be addressed.

Unknown impact on potable water with increased density.



Ineffective drainage systems on some streets.

Faulty tree trimming practices.

Bad aesthetics of overhead power lines.

Need to lower energy consumption.

Streets that don't currently have drainage systems .

[State as a goal to include options for controls]

## CAPITAL FACILITIES

Neighborhood gathering facilities not available.

[Recommend one in Ridgecrest and one in Bothell Way area]

Sidewalks lacking.

[City has a priority list with funds from developers' fees.

Residents have mixed feelings about sidewalks....some like our "rural standards" and do not want sidewalks. 150<sup>th</sup> between 27<sup>th</sup> and 28<sup>th</sup> is on the priority list. Larger developments are required to put in walks, curbs, etc.]

Lacking complete analysis of systems (water, sewer, power, traffic, safety, storm runoff, etc.) before development.

[Recommend a complete analysis as part of planning process]

Need electrical power source for outdoor lighting if there are new facilities away from streets.

Lacking integration of shops/dining/community centers/pool/outdoor movies.

[Not enough room to have all in one location]

Need a job training center.

[There is one at the Goodwill Center]

Not all the storm water problems areas have been mapped.

[Address with all systems analysis]

Unknown adequacy of water supply systems to support additional proposed density.

[See above]

Need for extra safety patrols with higher density.

[Add to Goals]

## **Appendix B: Zoning and Comprehensive Plan Maps**

(placeholder to imbed maps in document)

## Appendix C: Baseline measurements for metrics demonstrating percentage of homes within subarea in proximity to parks, commercial districts, and transit

Metrics for measurement of social capital and GMA concurrency issues were a recurring topic of discussion during committee meetings. The maps included in this appendix serve as a baseline “snap-shot” of current conditions within the subarea. As these metrics are repeatedly measured over time, it will be possible to gauge whether local access to transit, parks and commercial districts is increasing or diminishing and therefore allow the City to adjust policy or lobbying efforts to reach neighborhood targets. The table below displays the number of households within defined proximity to these amenities, and is the baseline against which future data will be compared. Further explanation of the maps is included on the following page.

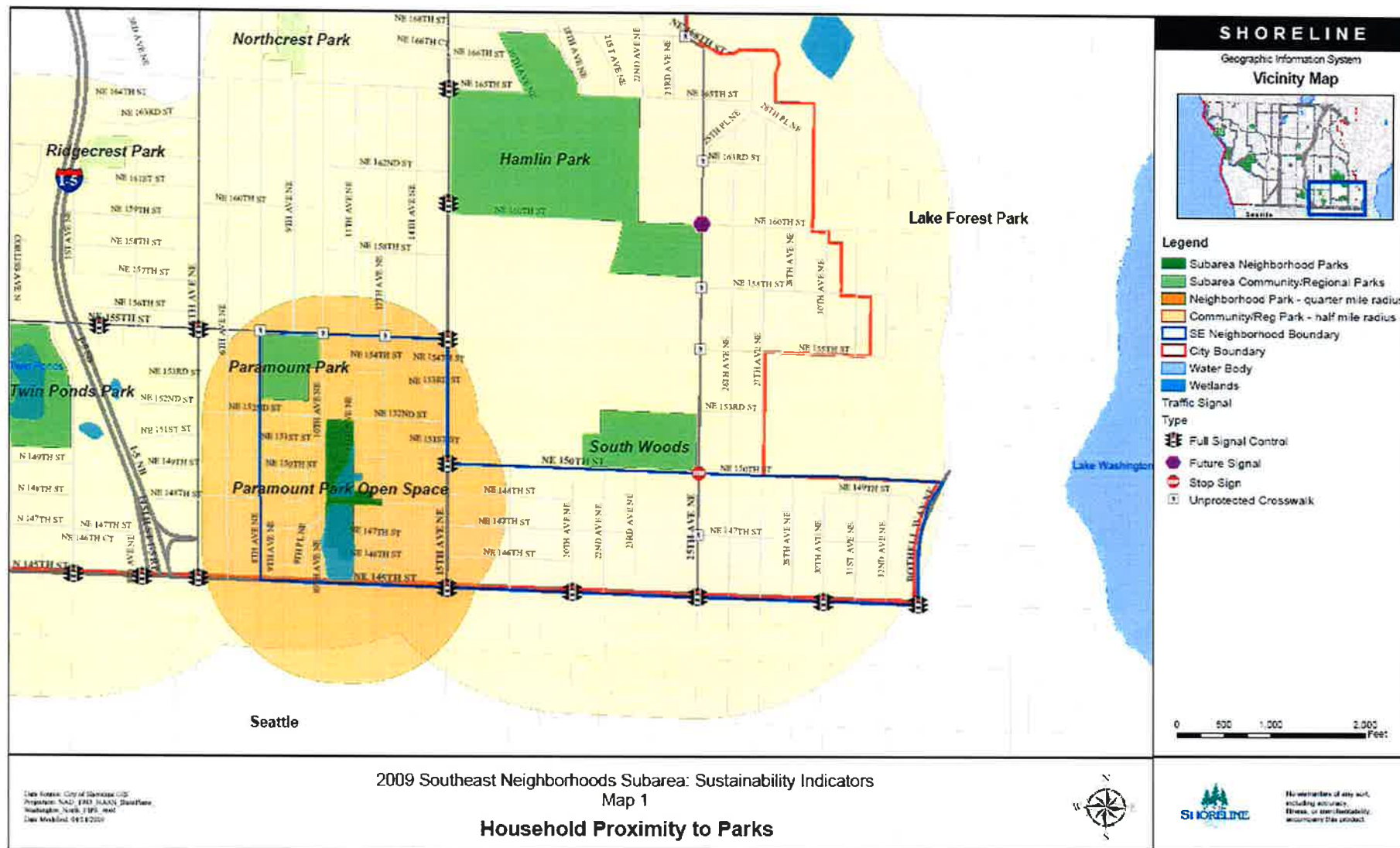
Amenity Type	Number of Amenities	Service Area (miles)	Subarea Residential Units within Service Area	Percentage of Total Subarea Residential Units
<b>Neighborhood Parks</b>	<b>1</b>		<b>529</b>	<b>45%</b>
Paramount Open Space		0.25		
<b>Community/Regional</b>	<b>4</b>		<b>1,166</b>	<b>100%</b>
Hamlin Park		0.5		
Paramount Park		0.5		
South Woods		0.5		
Twin Ponds Park		0.5		
<b>Total Parks</b>	<b>5</b>		<b>1,166</b>	<b>100%</b>
<b>Daily Bus Stops</b> all day, every day	<b>12</b>	<b>0.25</b>	<b>124</b>	<b>11%</b>
Route 347				
<b>Daily Bus Stops except Sundays</b> all day, weekdays and sat	<b>7</b>	<b>0.25</b>	<b>458</b>	<b>39%</b>
Route 348				
<b>Commuter Bus Stops</b> 6a - 8, 4p - 6	<b>54</b>	<b>0.25</b>	<b>1,166</b>	<b>100%</b>
Route 77				
Route 242				
Route 301				
Route 303				
Route 304				
Route 308				
Route 330				
Route 373				
Route 510				
Route 511				
<b>Total Bus Stops</b>	<b>54</b>		<b>925</b>	<b>79%</b>
<b>Commercial Centers</b> Zones CB, NCBD, NB, RB	<b>13</b>			
		0.25	979	<b>84%</b>
		0.125	714	<b>61%</b>

The first map depicts the proximity of households to parks. The Parks Master Plan delineates different types of parks, with corresponding services areas. Neighborhood parks are meant to provide recreational space for homes within a quarter mile, while community/regional parks have additional land and amenities to accommodate users within a half-mile radius. The Southeast Neighborhoods Subarea is fortunate to have one neighborhood park (Paramount Open Space) and three community/regional parks (Hamlin, Paramount and South Woods) whose combined radii of service cover the entire subarea.

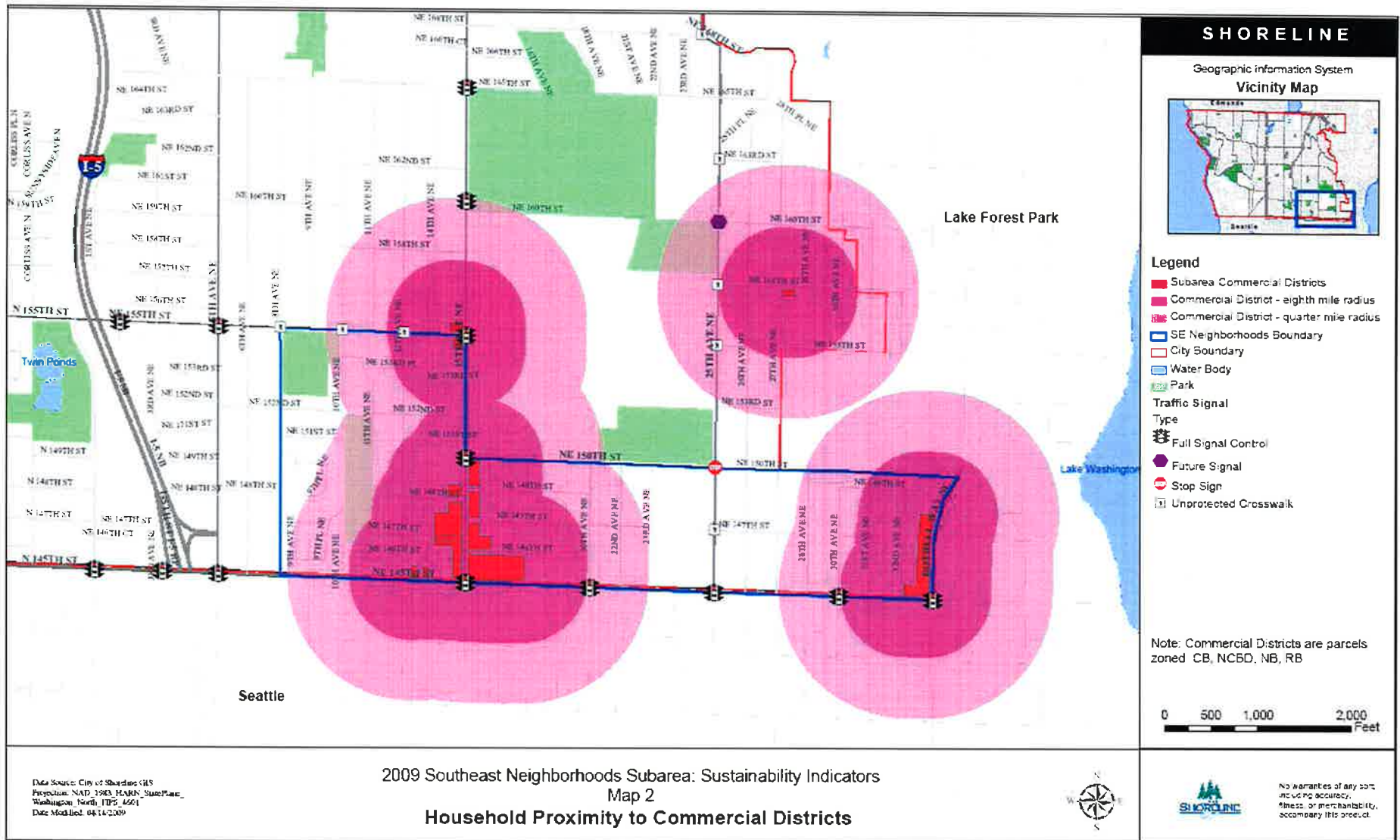
The second map displays households within a quarter-mile and half-mile of commercial districts. This measurement is helpful for two reasons. First, local businesses depend on the patronage of neighborhood residents and can use this information to determine whether there would be enough demand to support them. Second, because one of the goals of the committee and City is to create walkable neighborhoods, goods and services must be located within easy walking distance of homes in order to encourage people to leave their automobiles behind when running errands.

The third map shows the proximity of households to bus stops. While the City has limited influence in decision-making about increasing or decreasing the number and frequency of stops, this initial inventory will be useful in determining if future changes bring the neighborhoods closer to their goal of having reliable and convenient transit choices. The map clarifies that the entire subarea is within a quarter-mile radius of access to bus stops, although it makes no judgments about the effectiveness or dependability of routes within the service area.

59

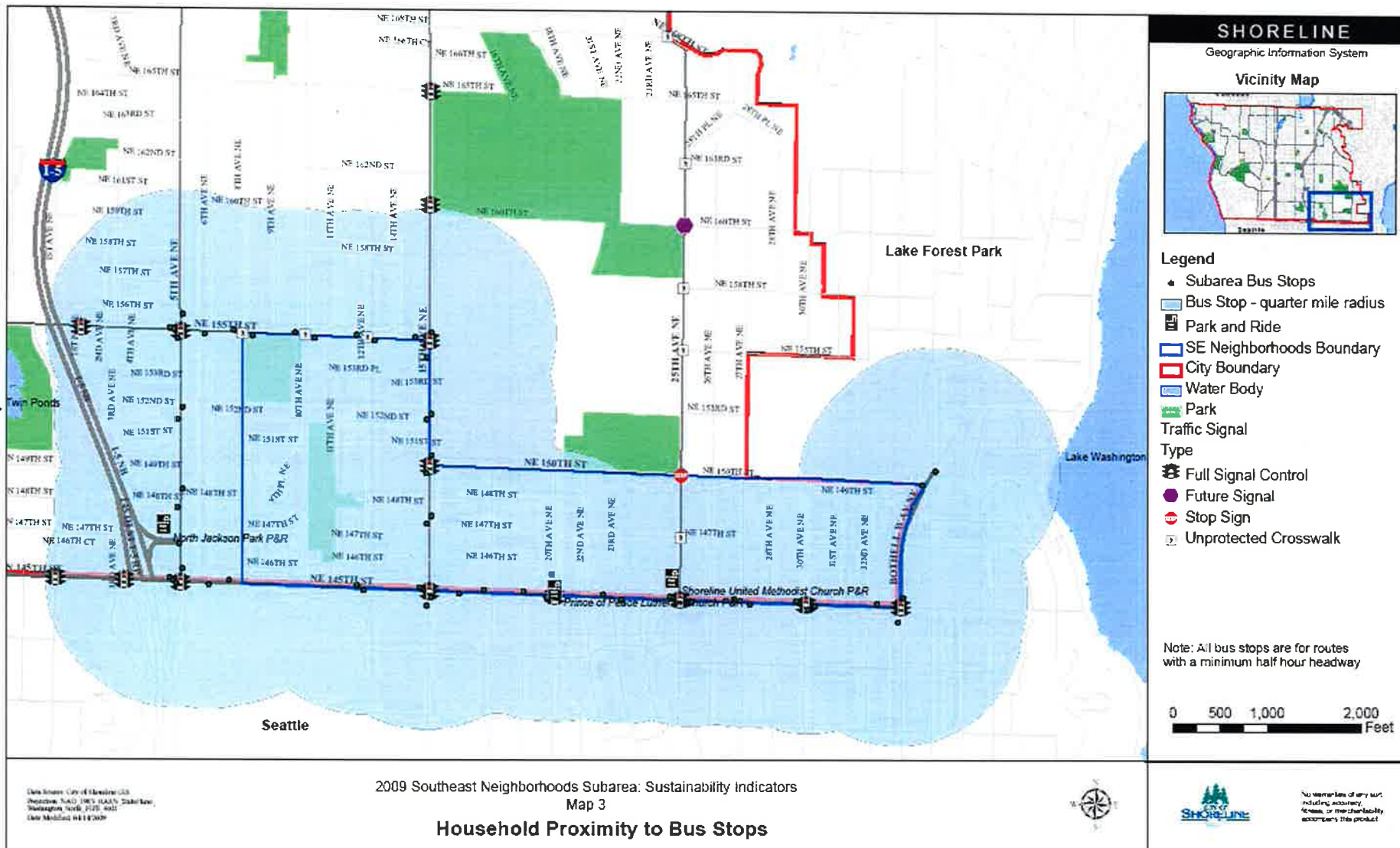


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## **Appendix D: Glossary of Terms**

**Adaptive Housing:** is a term used to describe design features meant to accommodate modification over time to better suit changing needs of people in all stages of life. Houses are usually single story with simple rooflines. Placement in the front (or back) third of lot makes remodels or additions easier in the future. Parking should be available close to house. Larger bathrooms, wider hallways and doorways, level entries, and a bedroom and bathroom on main floor are common features. The goal is not to build in all the expensive amenities into the initial design, but to make changes easier when needed.

**Floor Area Ratio:** is the ratio of the total floor area of buildings on a certain location to the size of the land of that location, or the limit imposed on such a ratio. The Floor Area Ratio is the total building square footage (building area) divided by the site size square footage (site area). As a formula:  $\text{Floor Area Ratio} = (\text{Total covered area on all floors of all buildings on a certain plot}) / (\text{Area of the plot})$ .

**Green Corridor:** is a collection of adjacent properties in an urban area that together constituted a contiguous ecosystem for wildlife. These properties may be public or private property or both. The purpose of the corridor designation is to protect existing native habitat and re-establish lost habitat deemed necessary for the continued survival of native wildlife species. The focus for private properties is education through established organizations, such as the National Wildlife Federation to encourage maintenance of backyard wildlife habitats.

**Green Street:** is a street that is primarily focused on traffic calming and safety, pedestrian and bicycle amenities, stormwater run-off abatement, and ecological/native landscaping.

**Megahouse:** The definition of this term varies widely. Some define a megahouse simply by its size. Others define it as a structure that is out of proportion to the size of the lot on which it is built or the scale of housing in the existing neighborhood.

**MUZ-1, -2, -3:** See discussion in the "Zoning Map" section

**Natural Capital:** is the extension of the economic notion of capital (manufactured means of production) to environmental goods and services. Natural capital is thus the stock of natural ecosystems that yields a flow of valuable ecosystem goods or services into the future. For example, a stock of trees or fish provides a flow of new trees or fish, a flow which can be sustainable indefinitely.

**Neighborhood Character:** is an amalgam of the many components that give an area its distinctive personality. These components include land use; street layout; scale, type, and style of development; historic features; patterns and volumes of traffic; noise levels; natural features, types of businesses; and other physical or social characteristics that help define a community.

**Pilot Project:** is a project actively planned within a specified and limited scope as a test or trial to demonstrate its feasibility, quantify intended benefits and attempt to predict all likely consequences. Its purpose is to verify that some concept or practice is beneficial and capable of replicated, or in the case of land use options, permitted implementation on a broader scale.

**Plaza:** refers to an open, public square in the city, often surrounded by restaurants, shops, and other businesses and entertainment options.

**Social Capital:** refers to the collective value of all social networks and the inclinations that arise from these networks to do things for each other.

**Subarea Plan:** is meant to provide detailed land use plans for local geographic areas, and bring the policy direction of the Comprehensive Plan to a smaller, well-defined zone. The process requires extensive community involvement to determine neighborhood-specific issues and goals.

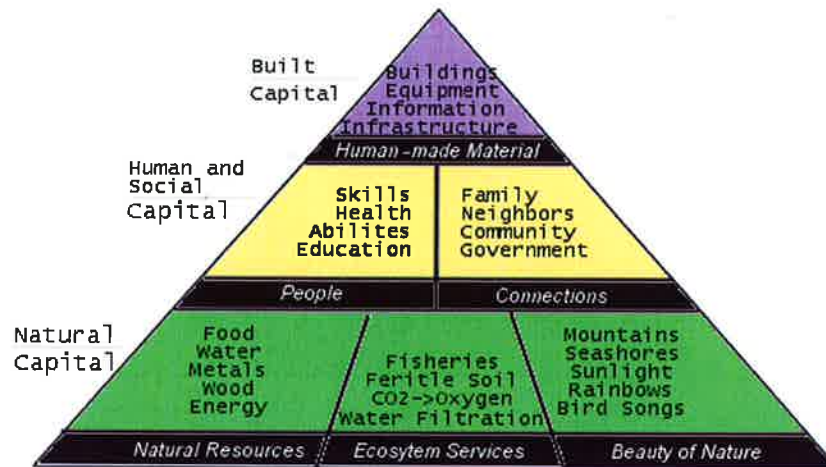
**Third Places:** is another term for spaces in which people gather or socialize. These can include farmers markets, coffee shops, or other attractions.

**Traffic Calming:** is the use of certain devices or techniques, such as speed humps, narrow lanes, or electronic message boards, to slow or restrict traffic, esp. in residential areas.

**Transition Zoning:** is the incremental change in zoning designations to gradually decrease or increase intensity of use.

**Transition Elements:** provide additional buffering between uses of different intensity. Typical examples include step-backs, setbacks, façade articulation, green buffers, vegetation, and other design features that reduce the appearance of building height or bulk.

**Urban Hub:** is a center around which other activities revolve or from which they radiate; a focus of authority, entertainment, commerce, transportation, etc.

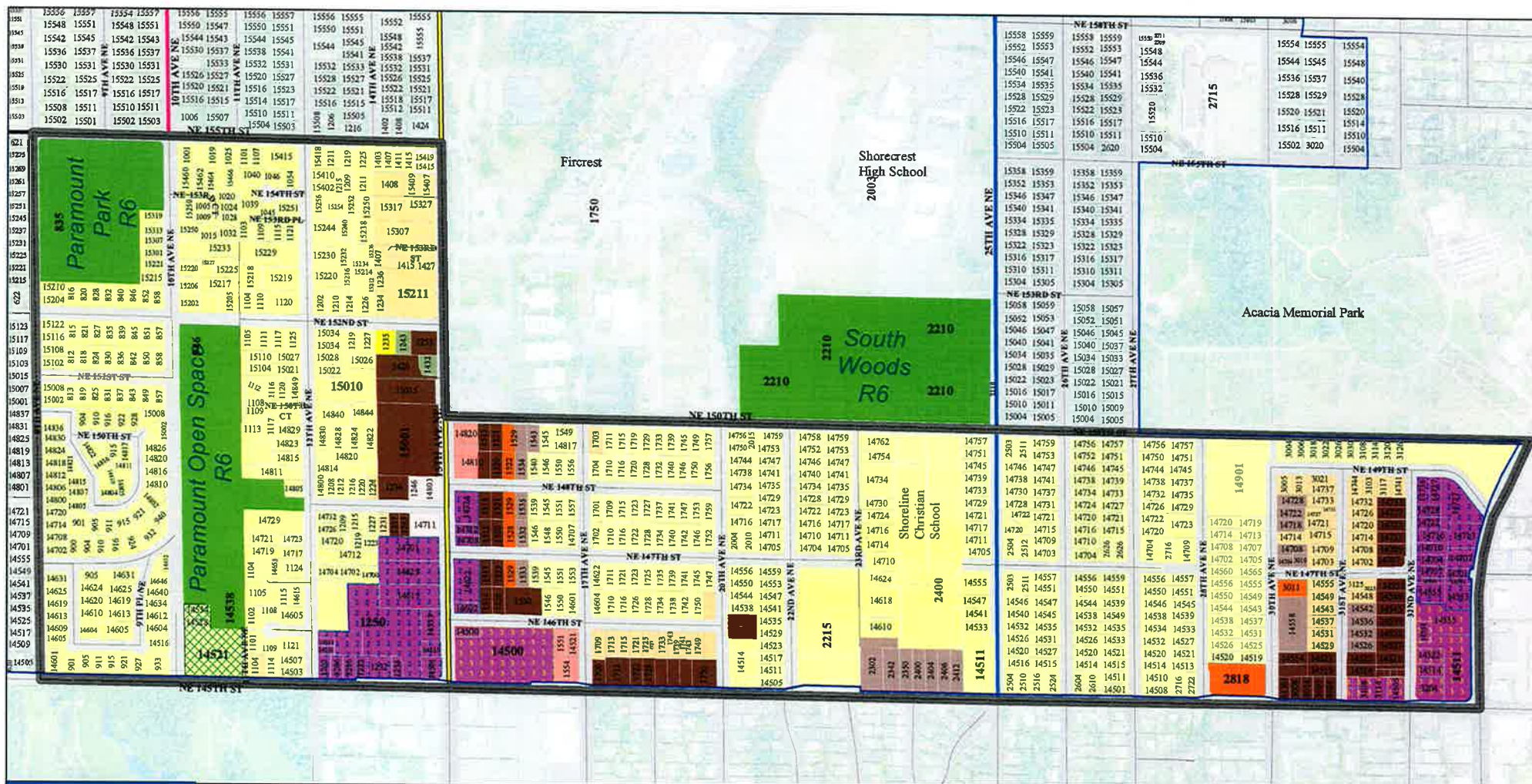


This diagram displays the interconnection and relationship between built, human/social, and natural capital. These are often known as the “3 prongs of sustainability” because in order for a program, system, etc. to be considered truly sustainable, it must address all three areas, and not sacrifice one for the benefit of the others.









City of Shoreline  
Geographic Information System

# Southeast Shoreline

Project name: ZoningSESshoreline\_11\_17\_Opt6.mxd  
Met date: 11/7/2009

## Proposed Zoning Final Option

### Zoning Designation selection

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-32; Residential, 32 units per acre
- R-48; Residential, 48 units/acre
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- PA; Planned Area
- C; Campus

- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- I; Industrial
- CZ; Contract Zone

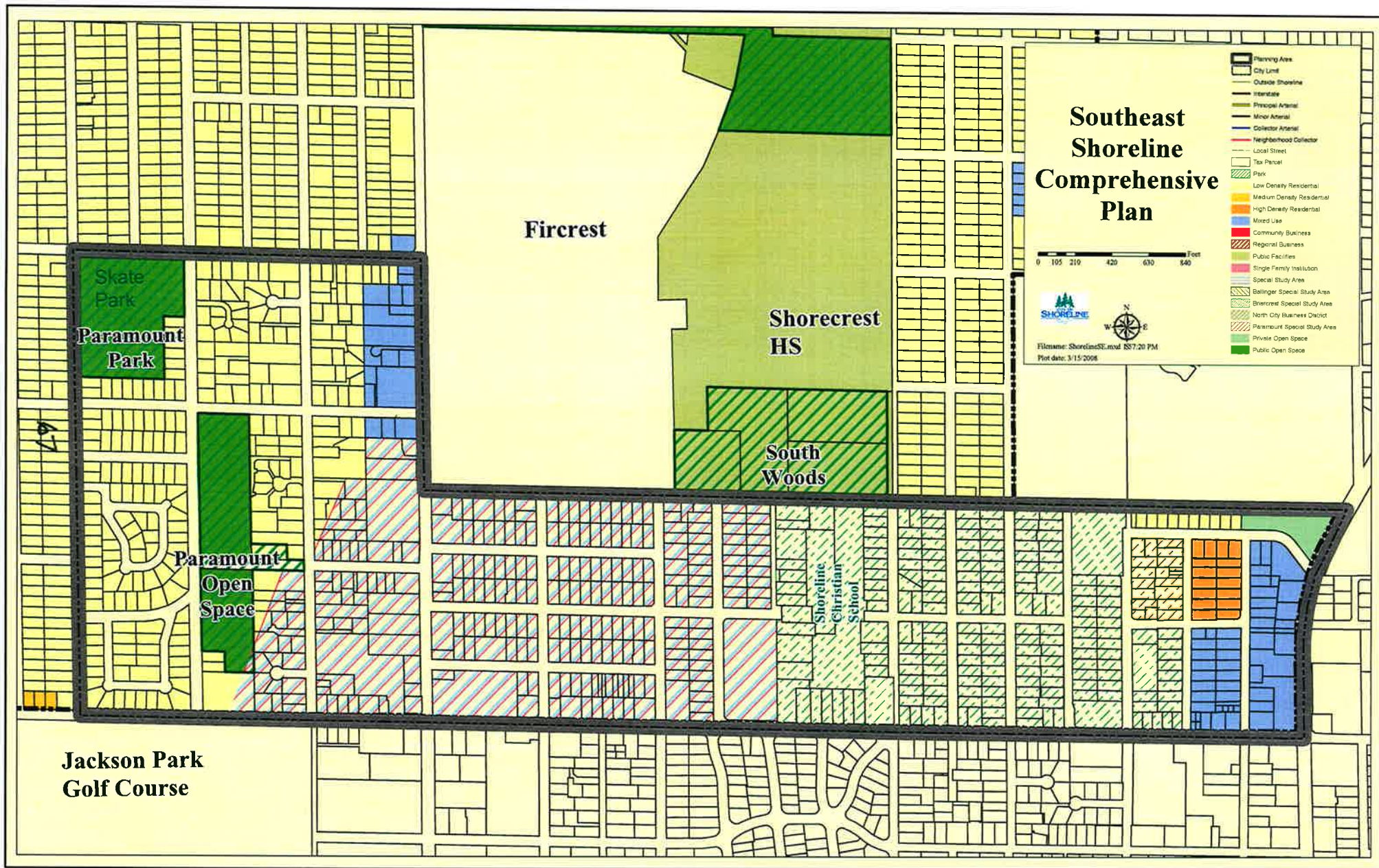
- City Boundary
- Open Water
- Planning Area
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street

- Park
- Park Expansion
- Unclassified Right of Way

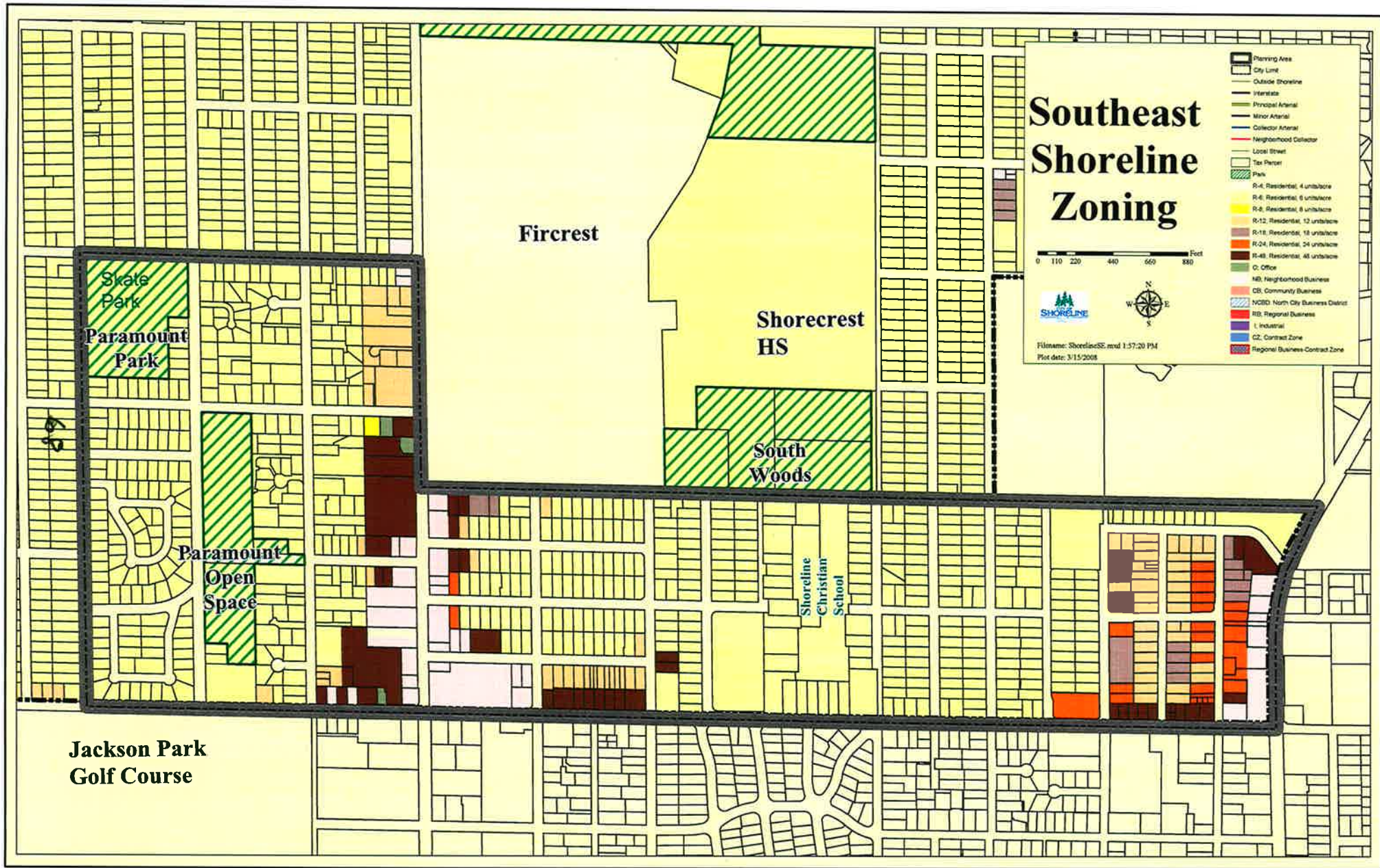
0 116 232 348 464 580 696 812 928 Feet











# **Minority Report for the Southeast Neighborhoods Subarea Plan**

Submitted to the City of Shoreline Planning Commission  
January 27, 2010

Submitted by the following members of the  
Southeast Neighborhoods Subarea Plan Citizens' Advisory Committee:  
Bill Bear (Briarcrest)  
Dennis Lee (Briarcrest)  
Cara McKinnon (Briarcrest)  
Sigrid Anne Strom (Ridgecrest)  
Loretta Van Dyke (Briarcrest)

does not reflect the Growth Management Act provision that "...encourage[s] the preservation of existing housing stock."

The new zoning map included with this Minority Report modifies zoning changes in the subarea to provide more opportunity for meaningful job growth, as discussed elsewhere in this report, and to more closely adhere to realistic density targets.

#### **4. Impacts not considered in the subarea plan**

- Critical interfaces with adjacent municipalities and the effects of these interfaces on the subarea, which is bordered by the City of Seattle on the south side of both neighborhoods and by the City of Lake Forest Park to the east and north of Briarcrest

Coordination between adjacent municipalities with respect to land use is a state requirement.

- Potential changes in land use on the large, state-administered tract that borders the subarea to the north of Briarcrest and to the east of Ridgecrest (Public Health Laboratories and Fircrest)

What happens with this tract of land will have a major impact on both neighborhoods in terms of traffic, population density, environmental conditions, and more. The issue is definitely on the minds of residents adjacent to the area. The subarea should have a say regarding the City of Shoreline's input to the state on this issue. The potential cumulative impacts of development on both the Fircrest site and in the subarea need to be addressed.

- Potential impacts of a light rail transit station on I-5 at N.E. 145<sup>th</sup> Street

The committee was aware of plans to create such a transit station but did not evaluate the potential impacts in any detail, particularly with respect to Ridgecrest.

- The diverse needs of a low-income population

Low-income populations are not homogeneous populations and cannot be served by a one-size-fits-all solution, namely warehousing them in large, multi-unit residences. Consider the diverse needs of the following low-income residents: the unemployed; the working poor; single moms and dads; grandparent(s) raising grandchild(ren); disabled adults; older residents surviving on social security; persons taking care of parents or a disabled child; students; young adults just getting started in the working world; many people just starting a business (not necessarily retail); most artists, writers, and musicians; and people who choose to live cheaply so they can do other things with their time and money. Having many different housing options available throughout the neighborhoods, as they are now, is preferred so that these residents are incorporated into the social fabric of the neighborhoods.

We have provided an example of how this new land use category could be incorporated in the subarea plan on the accompanying Minority Report zoning map.

## 7. A vision for the neighborhoods

The residents of this southeast Shoreline subarea:

- Place a high value on the affordable, mostly single-family housing options that are available to them.
- Place a high value on the natural environment in which they live, with its abundance of trees, native vegetation, and wildlife.
- Place a high value on the rich social networks that exist in the neighborhoods.

All of these factors create a very stable, very “livable” area that residents fiercely defend and seek to protect. Although many residents are cognizant of the need for more jobs in the area and also want to add some local business services and amenities that are now missing, they are not in favor of creating businesses or recreational options at the expense of the livable environment they now enjoy. They are also not in favor of adding residential density that destroys the existing social fabric of the neighborhoods.

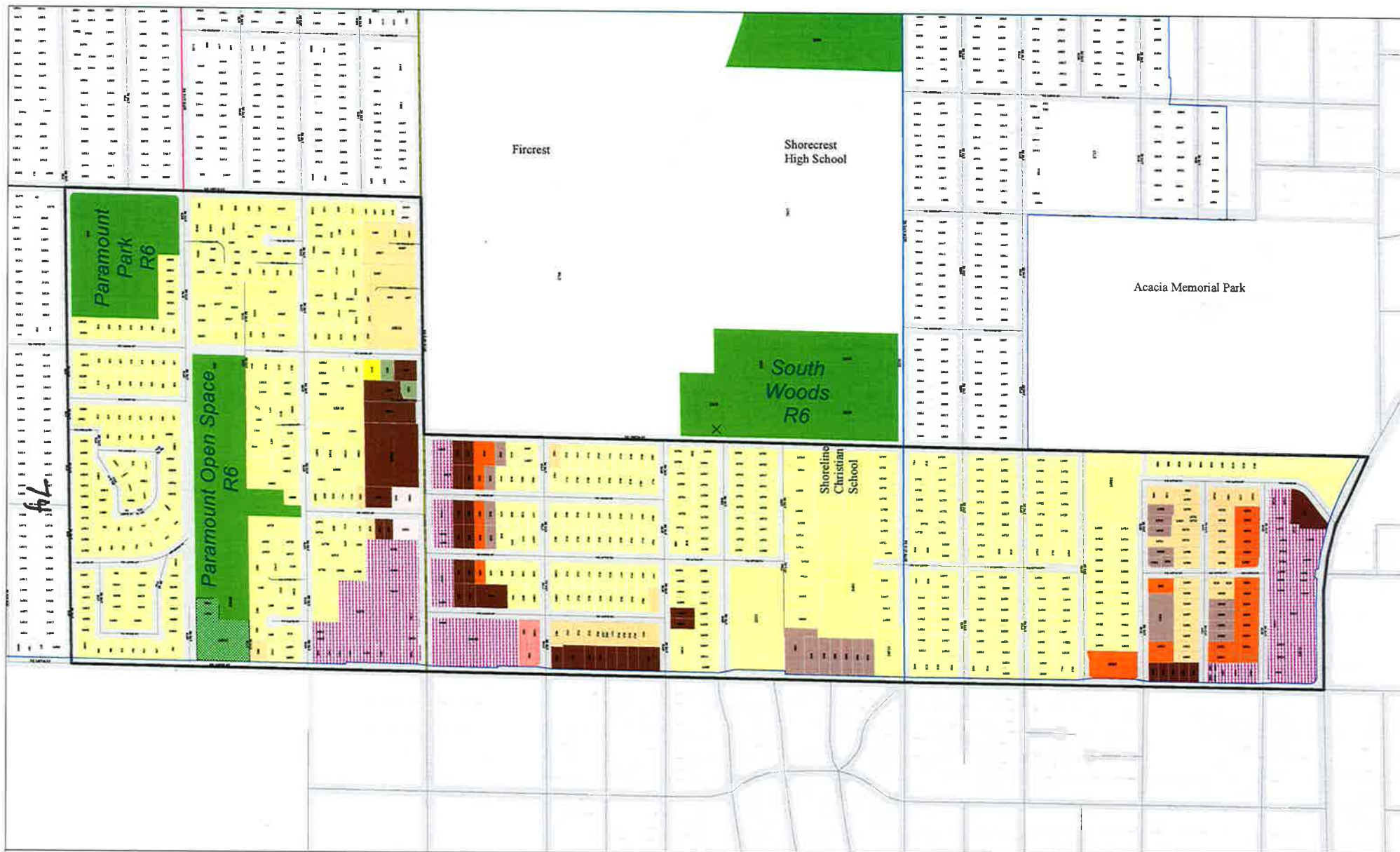
So the pertinent question is how do we retain the qualities that make this subarea such a desirable place to live and still accommodate necessary increases in density as the city grows.

We might start with planning that focuses on the real needs of people and to do that, it might be useful to consider why single family homes are so desirable to most people. Some possible positive qualities are privacy, direct access to the outdoors, areas close to the residence where children can play safely, space for personal hobbies, space for pets, no noise from neighbors overhead or immediately adjacent to the living space, adequate facilities for household work (for example, a utility sink), adequate storage space, storage appropriate for the various household functions and for recreational and hobby equipment, windows that open to let in fresh air, views of trees and vegetation from the windows, space for gardening or sports activities, and so forth. Human beings really need to be able to “live” in a home, as opposed to just sleeping and eating there. The vision then is to extend the positive qualities of a single-family home in an innovative way to other residential options.

Next, it might be useful to consider the possibility of not segregating the natural environment from the built environment. Instead of limiting the benefits of parks to self-contained wild areas and recreational open space, extend these benefits into all areas of the neighborhood. Create a park-like setting for the entire subarea, no matter what the land use or built environment may be within the area.

With these qualities in place, it would be easier to protect the social fabric of the area, especially if other amenities are added that increase the possibility of positive social interaction between residents. These positive interactions are what build the social networks that create stable neighborhoods.





**City of Shoreline**  
 Development Services Division

# **Southeast Shoreline** **Minority Report** **Zoning Recommendation**

Project name: ZoningSESoutheast\_R\_Opt6.mxd  
 Plot date: 2/4/2010

## **Minority Report Zoning**

<all other values>

R-4; Residential, 4 units/acre

R-6; Residential, 6 units/acre

R-48; Residential, 48 units/acre

Residential, 32 units per acre

R-24; Residential, 24 units/acre

R-18; Residential, 18 units/acre

R-12; Residential, 12 units/acre

R-8; Residential, 8 units/acre

Mixed Use 3

Mixed Use 2

Mixed Use 1

PA; Planned Area

C; Campus

NCBD; North City Business District

O; Office

CB; Community Business

NB; Neighborhood Business

I; Industrial

CZ; Contract Zone

0 130 260 520 780 1,040 Feet



These Minutes Approved  
March 4<sup>th</sup>, 2010

# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

February 4, 2010  
7:00 P.M.

Shoreline City Hall  
Council Chamber

### Commissioners Present

Chair Wagner  
Vice Chair Perkowski  
Commissioner Behrens  
Commissioner Broili  
Commissioner Kaje  
Commissioner Kuboi  
Commissioner Pyle

### Staff Present

Joe Tovar, Director, Planning & Development Services  
Steve Cohn, Senior Planner, Planning & Development Services  
Miranda Redinger, Associate Planner, Planning & Development Services  
Jessica Simulcik Smith, Planning Commission Clerk

### Commissioners Absent

Commissioner Piro

### CALL TO ORDER

Chair Wagner called the regular meeting of the Shoreline Planning Commission to order at 7:01 p.m.

### ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Wagner, Vice Chair Perkowski and Commissioners Behrens, Broili, Kaje, Kuboi, Perkowski and Pyle. Commissioner Piro was absent.

Chair Wagner recognized the presence of Mayor McGlashan and Councilmember Eggen.

### APPROVAL OF AGENDA

The agenda was accepted as presented.

### DIRECTOR'S COMMENTS

Mr. Tovar announced that Commissioner Piro and former Commissioner McClelland have been elected to the College of Fellows of the American Institute of Certified Planners. He noted that appropriate acknowledgement and recognition would be given to both of these individuals.



## **GENERAL PUBLIC COMMENT**

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

## **LEGISLATIVE PUBLIC HEARING ON SOUTHEAST NEIGHBORHOODS SUBAREA PLAN**

Chair Wagner reviewed the rules and procedures for the public hearing.

### **Staff Overview and Presentation of Preliminary Staff Recommendation**

Mr. Cohn provided a general overview of the proposed Southeast Neighborhoods Subarea Plan. He referred to the current Comprehensive Plan Map, which identifies most of the southeast portion of the City as a special study area with no defined vision except for the properties along the edge. The vision for the edge close to Bothell Way Northeast and Northeast 145<sup>th</sup> Street is mixed-use, with a combination of commercial and residential uses transitioning to an area of high-density residential closer to the cemetery. He noted there is a small single-family area adjacent to the cemetery. The vision for the other edge calls for single-family with park and open space. However, a mixed-use area has been identified north of Northeast 150<sup>th</sup> Street on 15<sup>th</sup> Avenue Northeast to transition between the arterial and the single-family residential development. He pointed out that the Comprehensive Plan does not have a tight definition for "mixed-use," and it allows a variety of uses ranging from very intense commercial to multi-family residential. The purpose of the subarea plan is to provide not only direction for the middle portion of the study area, but additional direction for the edges.

Mr. Cohn reminded the Commission that the neighborhood has been asking for a subarea plan for numerous years, and the City Council directed staff to move forward two years ago. He reported that a Citizens Advisory Committee (CAC) was formed to study the issue, and they started meeting in mid 2008 through the third quarter of 2009. They were briefed on the various aspects of comprehensive planning so they could develop a cohesive vision. They developed a set of goals and policies, and then spent time coming up with a recommendation on how a vision for redevelopment could be realized.

Mr. Cohn provided an illustration of the draft Comprehensive Plan Map, which outlines the proposed concept of transitioning from mixed-use to multi-family to less intense single-family uses. He noted that the Committee's Report was presented to the Commission at a study session on November 19, 2009, and staff condensed the report to develop the draft subarea plan that is now before the Commission. He advised that the proposed subarea plan would be implemented through the zoning map, which would be considered by the Commission at a later date. While not required, the Committee felt it was important to attach an implementation plan to carefully illustrate the transition. Once the Southeast Subarea Plan has been adopted by the City Council, staff could prepare a legislative rezone to implement the changes.

Mr. Cohn referred to an illustration of the proposed land use map, and noted that most of the area would remain single-family. The two transition areas (mixed-use to multi-family residential to single-family) are more tightly defined to specifically illustrate the transition concept. The designation of the

commercial areas would not change. However, the CAC did support a change near the middle of Northeast 145<sup>th</sup> Street, where high-density residential might be appropriate.

Mr. Cohn explained that staff reviewed the proposal as a non-project action under SEPA, and they issued a threshold Determination of Non-Significance (DNS) on January 28, 2010. No comments related to SEPA have been received to date, but the comment period continues for another week. Therefore, he recommended the Commission continue the hearing to March 4<sup>th</sup> for Commission continued deliberation and public comments specific to the DNS.

Mr. Cohn advised that late last week, staff received a minority report from some members of the CAC. It does not suggest changes to the subarea plan policies, but it focuses on a vision for the plan with lower-scale development in the commercial areas with transitions to the residential areas. He referred the Commission to the map that illustrates the recommendations contained in the minority report.

Ms. Redinger explained that the CAC was made up of a diverse group of residents, property owners and neighborhood representatives who were selected by the City Council. It started with 16 members, and 13 remained throughout the process. Their Subarea Plan Report focused on maintaining a variety of housing options, creating third places, and revitalizing small commercial areas to bring in more businesses that provide goods and services to the community. She noted that current zoning allows these types of businesses and developments to locate in specific areas along Bothell Way Northeast and north of the intersection at 15<sup>th</sup> Avenue Northeast and Northeast 145<sup>th</sup> Street. She observed that with the exception of a produce stand and veterinary clinic, there has been very little new development in the two commercial areas for years.

Ms. Redinger advised that the CAC grappled with how to encourage redevelopment so there are spaces for new businesses to serve the neighborhood. They also discussed how to create transition from the new development so that single-family homes would not be immediately adjacent to it. The CAC heard from many in the community, and after months of work, they developed a plan that the majority supported. She referred to the CAC's Subarea Plan Report, which was condensed by staff to make it a more appropriate format for the Comprehensive Plan.

Ms. Redinger informed the Commission that the majority of the CAC wished to encourage commercial redevelopment by providing incentives through increased housing density so resulting development would be able to provide more day-to-day goods and services to the community. They proposed this solution because the current zoning, which allows commercial development, has not resulted in new development in quite a long time. They believe that businesses need additional density to provide demand for their goods. Additional population would also be an incentive for them to locate in the neighborhood. She emphasized that the minority report does not agree with this premise and suggests that if the City were to continue to permit commercial development by restricting residential development, commercial development would eventually happen.

Ms. Redinger said there was clear consensus that the community wants more neighborhood retail and services in areas that are already zoned for commercial development, particularly to create more family-wage jobs, which would seem to call for a different type of incentive. The Minority and CAC Reports recommended two different options: the Minority Report assumes businesses will locate in commercial

areas under the current and possibly more restrictive variation of zoning; while the CAC Report suggests promoting new development by allowing greater density on some parcels and requiring ground floor commercial space.

Ms. Redinger said the CAC's Report also notes that it is equally important to address the question of transitioning from commercial to single-family areas. The CAC's Report suggests two options:

- Continue with the way transition is currently handled but employ transition elements such as buffering, façade articulation, step backs, etc. This could result in situations where commercial development is immediately adjacent to single-family homes or where multi-family structures of three and four stories are adjacent to single-family homes. The transition would thereby be handled by design standards as occurs in the Mixed-Use Zones and to a lesser extent in Community Business Zones. Transition standards are not addressed in Neighborhood Business or Office Zones.
- Use zoning to create transition. This is the way planners traditionally handled transition until 10 or 20 years ago. Traditionally, commercial zoning transitioned from apartment zonings to town house/duplex zoning to single-family zoning.

Ms. Redinger suggested it might be useful to ask the speakers whether they are in favor of mixed-uses in areas already zoned for commercial uses. If so, they should be invited to share suggestions about what should be encouraged and how.

#### **Questions by Commission to Staff**

Commissioner Kaje asked if the CAC made the conscious choice not to reduce the potential zoning capacity that already exists. Mr. Cohn said the CAC discussed the option of down zoning some properties but chose not to go in that direction.

Commissioner Pyle referred to the open space at the southern end of Paramount Park and recalled that the Commission previously heard a proposal for rezoning and platting the property. Mr. Cohn advised that the rezone and plat proposal were approved by the City Council. Commissioner Pyle observed that depending on the use chart that is generated as a result of the proposed Comprehensive Plan change, single-family uses could be prohibited if the property is rezoned to "Park Expansion." Mr. Cohn agreed that is one option. On the other hand, if it remains as single-family zoning and is developed as such, single-family uses would be conforming.

Commissioner Pyle asked if the CAC's report provides specific discussion about this parcel. Ms. Redinger said there is no specific discussion about this area. Instead, there are numerous general comments about creating green corridors and increasing opportunities for recreational space. Commissioner Pyle said he attended a recent conference where the discussion centered on the use of open space as habitat connectivity throughout the landscape. He observed that this parcel is an essential piece between the golf course and Thornton Creek.

Mr. Tovar suggested that is okay to identify the proposed park expansion in the Comprehensive Plan, which is a policy document. If the City Council were to adopt the proposed language, it would become

a statement of intent that at some point in the future, the City may acquire the property. However, zoning the property as "Park Expansion" would be inappropriate. He noted that Southwood and Paramount Parks are zoned residential and parks are permitted uses in residential zones. He cautioned against zoning the property as "Park Expansion." Instead, it should have some kind of residential designation.

Commissioner Pyle referred to the parcel that belongs to Acacia Memorial Park. While the land use is proposed to be changed to open space, it would remain zoned as residential. He asked if this zoning designation would preclude the Memorial Park from using the parcel in the future as an active cemetery ground. Ms. Redinger pointed out that this parcel is outside of the boundaries of the subarea. The CAC's only discussion about the Park was that its "residents" wouldn't be bothered by additional density.

Commissioner Pyle asked if any current or proposed locations within the subarea would be considered non-conforming uses. He also asked if a congregate care facility, similar to the one located at the intersection of 30<sup>th</sup> Avenue Northeast and Northeast 145<sup>th</sup> Street would be allowed in a high-density residential zone. Mr. Cohn said he would have to research the issue further. However, his expectation is that since the use already exists, it would be considered conforming.

Commissioner Kaje pointed out one of the policy statements suggests that there be an increased height limit of up to 50 or 60 feet in the R-48 zones, but only when adjacent to densities that are R-24 or higher. He said it appears this provision would apply to 12 parcels on the east side of 15<sup>th</sup> Avenue Northeast and approximately 12 parcels in the southeast corner. He asked if these locations are where the CAC was specifically recommending 50 to 60 feet. Mr. Cohn said staff would review this concept when they prepare the legislative rezone at some point in the future. However, he observed that the current height limit would allow developers to maximize density in the R-48 zones. Ms. Redinger said the point of the recommendation was to restrict or change the use table because some members of the CAC were uncomfortable with a blanket exemption.

Commissioner Pyle observed that no proposal for modifying of the actual Development Code has been prepared. Ms. Redinger agreed and noted that staff has slated time to work on the Development Code Amendments related to the Southeast Subarea Plan this summer. Commissioner Pyle summarized that policy implications or ideas that are approved by the City Council would be further developed by staff and brought back to the Planning Commission and City Council later in the year as Development Code amendments. Ms. Redinger reminded the Commission that the adopted Housing Strategy recommends implementing changes in housing styles through the subarea process, with more pilot regulations rather than broad-based City regulations. Some of the concepts in the report include accessory dwelling units, home-based businesses, etc. She announced that a University of Washington Graduate Planning Studio is helping staff work through some of the more complicated concepts, and they will come back with a more complete recommendation later.

Chair Wagner asked if the provisions that are created for accessory dwelling units would be applied equally throughout the subarea. Ms. Redinger said that the current code requires a 10,000 square foot lot in order to have a detached accessory dwelling unit. One consideration is making this allowable on a

lower lot size. Whether that would be across the board or dialed into more specific areas has not been decided. The CAC did not make specific recommendations, but it was a popular concept based on how accessory dwelling units normally work and the benefits they provide. Chair Wagner requested more information from the public and staff about whether these innovative housing ideas are intended to be applied throughout the subarea or limited to specific locations within the subarea. Mr. Cohn said the CAC did not get into the issue in depth.

THE COMMISSION RECESSED THE MEETING AT 7:35 TO ALLOW THEM AN OPPORTUNITY TO REVIEW THEIR DESK PACKETS (PUBLIC COMMENTS THAT WERE RECEIVED AFTER THE STAFF REPORT WAS SENT OUT). THE MEETING WAS RECONVENED AT 7:50 P.M.

### **Public Testimony**

**Leslie Sandberg, Shoreline**, (see Exhibit 6) said she lives in the Briarcrest Neighborhood and was present to speak in favor of the alternative commercial zoned area (EZ). She expressed her belief that change is inevitable for their corner of Shoreline. She said she would like to see development that has a goal of creating a destination/location such as an architecturally appealing commercial village that people would drive out of their way to visit. Now is the time to plan well for multi-use venues that bring the arts, business and living spaces together as one. She said she looks to University Village as a good example of a place that invites customers to walk around and shop. There is also vibrant mixed-use space at Mill Creek Town Center. Closer to home, the Thornton Creek Development (near Northgate) is a perfect example of what is quality in art, business and living design. It is forward-thinking and beautiful. On the other hand, the Target Complex (north of Northgate) represents a disaster. She summarized that this is an opportunity to redevelop the Southeast Subarea into something that other communities will use as an example of "development done right." She submitted an article from *THE SEATTLE TIMES*, titled, "*Arts Have a Big Economic Impact in Seattle.*" She summarized that she supports redevelopment of the subarea, but she wants the City to create a place that has a "joy of living" style. Hopefully, the community will have some say in what future development will look like.

**Dennis Lee, Shoreline**, said he is the land use representative for the Briarcrest Neighborhood. However, he was not present to speak as a neighborhood representative. Mr. Lee expressed concern that the zoning map was created in tiny pieces and was quickly approved by the CAC instead of being looked at with respect to the report. He explained that the minority report came about because some members of the CAC supported infill development as a trade for density, not infill development and density. He recalled that early in their discussions, the CAC talked about having businesses open to the neighborhood. However, the proposed language would create a situation where people will get upset and discouraged. He reminded the Commission that this is a Comprehensive Plan amendment process and not a zoning process at this point. He also voiced concern that the CAC did not consider a significant setback on the residential side of Northeast 145<sup>th</sup> Street. He said the minority report suggests the EZ zone because they need an economic zone to preserve business space for the next 20 years. Once an apartment building with nail salons below has been constructed, it will never be replaced with business development. Businesses will move further and further out, and density and sustainable jobs will be out of balance. Those who presented the minority report believe they need a place that is not

high-density commercial, and the only way to do so is to create a new zone. While mixed-use is intended to function as residential/commercial development, it is frequently interpreted to be high-density with nail salons below. He encouraged the Commission to consider some changes before sending the proposal forward to the City Council.

**Diana Herbst, Shoreline**, pointed out that the language contained in Pages 3 through 6 of the Desk Packet represents personal opinion and is not a fair representation of her street and neighborhood. While it suggests that residents in the area have deferred maintenance on their homes, she and four others on her street have recently replaced their windows with energy efficient two and three-pane windows. She also disagreed with staff's summary of her street's traffic pattern. People come to the end of the street by the cemetery, see the green light at Northeast 147<sup>th</sup> Street and speed to get through. She said she participates on the Traffic Advisory Board, and they have been trying for three years to get the traffic light covered so people cannot see it three blocks away. She expressed concern that no one has taken ownership of the traffic problems at Northeast 145<sup>th</sup> Street and Bothell Way Northeast. She said she intends to sell her property and move if the proposed subarea plan is approved as presented. Adding multi-family residential development would destroy the flavor of the neighborhood. She encouraged the Commissioners to read through the language in the subarea plan report, which does not appear to agree with the proposed map.

**Bill Bear, Shoreline**, said he is also one of the authors of the minority report. He reported that he attended a neighborhood meeting on February 3<sup>rd</sup>, which was the first opportunity for most of the neighbors to comment on the final zoning map and plan. He submitted a copy of their comments for the record (see Exhibit 7). He expressed his belief that Shoreline needs more jobs. He said he recently spoke to a former business owner who indicated he could not afford to operate a business in Shoreline because the cost of land and rent is too high. He expressed concern that the proposed MU3 and MU2 Zones that allow densities up to R-150 would create situations where the land would be too costly and very few businesses that offer living-wage jobs could afford to operate in this space.

Mr. Bear pointed out that the Comprehensive Plan calls for an equal amount of jobs and housing units. At this time, Shoreline has a ratio of .1 jobs to housing units, which represents a complete failure to follow Comprehensive Plan guidelines. The City's own requirement looks at adding 5,000 new jobs and 5,000 new housing units in the next 20 years, but this cannot be accommodated with an R-150 zone. He encouraged the Commission to review a study completed by King County called "Communities Count" to get a better idea of why people cannot afford to live and purchase homes in Shoreline.

**Arthur Peach, Shoreline**, said he was the chair of the CAC. He explained that the process was difficult and long. He observed that some of the things he supported were voted down by the CAC, and visa versa. The CAC consisted of a diverse group of citizens, and the suggestions were different. The committee voted through a majority process, and the document is now being presented to the Commission to review and assess.

**Jan Stewart, Shoreline**, said she lives in the Ridgcrest portion of the subarea. She referred to a letter she submitted that was included in the Commission's packet. She said she would like to have a better understanding of the correlation between the CAC's report and the maps. She said she supports much of

the CAC's report, and she appreciates their hard work. She questioned why issues related to Northeast 145<sup>th</sup> Street cannot be addressed as part of the subarea planning process. Also, she urged the Commission to keep the public hearing open to allow the public to continue to submit their comments.

**Janet Way, Shoreline**, said she was present to represent the Paramount Park Neighborhood Group and the Thornton Creek Legal Defense Fund. She asked that these two groups be recognized as parties of record, with legal standing in the matter currently before the Commission. She asked that the following documents be entered into the record by reference:

- Exhibit 8 – Shoreline Surface Water Master Plan
- Exhibit 9 – Thornton Creek and Westlake Washington Basin Characterization Report
- Exhibit 10 – 2005 Low-Impact Development Model created by the Puget Sound Action Team and Washington State University/Pierce County Extension

Ms. Way expressed her belief that, overall, the CAC's report is good and the process was effective. However, she suggested the following changes:

- **Housing.** H11 would remove obstacles to adult family homes in residential dwelling districts. She questioned what obstacles currently exist. She referred to a recent article in *THE SEATTLE TIMES*, which indicates that these types of uses continue to proliferate.
- **Community Design.** This section points out that there is considerable interest in having design standards and a design review process incorporated into the subarea plan. She recognized that staff is currently working on this issue, but she suggested that it be included as part of the subarea plan.
- **Parks, Recreation and Open Space.** PR1 calls for supporting the development of trails and designated pathways to connect the Interurban Trail with Paramount Park, Hamlin Park, Southwood Park, etc. This goal should also include a connection with Jackson Park. She reminded the Commission that there is currently a process to create a "bands of green" walking trail around the Jackson Park Golf Course. In addition, PR7 states that the path over Lewis Creek and Paramount Open Space should be upgraded. This is a good goal, but a box culvert should also be created for the creek.
- **Natural Environment.** Watersheds are not mentioned in the proposed language. She noted that the headwater of the Thornton Creek Watershed is located within the subarea, and Thornton Creek is the largest watershed in Seattle and Shoreline. It is also a salmon bearing stream. The plan should make note of Hamlin Creek, which is in the Characterization Report. In addition, NE14 designates the area between Seattle's Jackson Park and Hamlin Park as a potential "green corridor" to provide a contiguous ecosystem for wildlife. The language should be corrected by replacing "Hamlin Park" with "Paramount Park." She referred to Commissioner Pyle's earlier comments about the plat that was recently approved by the City Council and pointed out the property is not currently being developed. She emphasized that it has been the neighborhood's long-time goal to have this connection.

Ms. Way concluded her remarks by asking that the Commission keep the public comment period open. She observed that low-impact development, drainage and stormwater are not addressed in the proposed plan, yet the CAC identified them as key issues that must be considered.



**Stacy Haiar, Shoreline**, said she has been a resident of the subarea for three years and a member of the CAC, which she felt represented a good balance of people in the neighborhood. Their ideas came from people in the community and were not driven by developers and/or City staff. She said she is in favor of higher density in the neighborhood to support more business and retail development. She reported that the CAC went through many reiterations of the map and ended up with a fitting place for the density along the transit corridors. They took great efforts to sort through all the input they received from the public to create a vibrant vision and make it fit in the Comprehensive Plan and Zoning Map. She expressed her belief that mixed-use development can work well if done correctly and in the right place. It can attract vibrant people and businesses to the neighborhoods, and there are many examples of this throughout Seattle and the United States.

**Jeff Mann, Shoreline**, expressed his belief that the process was fair and balanced. However, he did voice some concerns in his comment letter (Exhibit 5). In particular, he felt there was a lack of inclusion of non-resident property owners in the process. Although the residents had the benefit of being personally contacted on numerous occasions, he did not believe the non-resident property owners received adequate notice. He said he had no knowledge of the February 3<sup>rd</sup> community meeting because he doesn't live in the Briarcrest Neighborhood and did not get fair notice of the process. He expressed his belief that the process was skewed, and people who were in the position of wanting more density were in the minority. He suggested the "minority report" should actually be called the "majority report," because it represents the majority of the people. They have used numerous tactics to get people on their side and to sway the decision. He asked the Commission to keep this in mind.

**Sigrid Strom, Shoreline**, said she lives in the Ridgecrest Neighborhood near Fircrest and is a former member of the CAC. She said she has a serious concern about the SEPA Determination and would like to know the appropriate process for vetting her issues. She expressed concern that staff is referring to the plan map as the Comprehensive Plan. She clarified that the map is a land use map that is supposed to be a potential application of the Comprehensive Plan. When she reviewed the City's Comprehensive Plan, she found general goals and policies, etc., which is what is contained in the report. She observed that nearly everyone is in consensus that the goals and policies in the CAC's report are solid. However, there is no consensus related to the proposed map, and that is primarily what the minority group is objecting to. She emphasized that there was no vision created throughout the process, which is one of the potential problems. She asked the Commission to read the general comments contained in the minority report related to vision. She said the overriding concern is to preserve the existing character of the neighborhoods.

**Cara McKinnon, Shoreline**, said she lives in the southeast corner of the subarea where increased density is being proposed and she participated on the CAC. She commented that the proposed light rail station on 5<sup>th</sup> Avenue Northeast was not addressed in the subarea plan. She also expressed her belief that the subarea plan should include options for addressing issues related to Northeast 145<sup>th</sup> Street and access to the proposed light rail station. She observed that, at this time, there is a very delicate balance of homeowners and renters in the southeast corner, and it is a very safe neighborhood. She voiced concern that adding increased density could create a problem. She observed that while all of the CAC members supported the concept of accessory dwelling units, the concept was never made part of the proposed plan. She expressed her belief that if density is increased, it would be fair to allow accessory

dwelling units throughout the subarea. She recalled that developers pointed out that the R-24 zoning designation would result in large town house development. They argued that R-48 would allow for more innovative and smaller town houses. The 35-foot height limit was attached to the R-48 zone so that adjoining neighborhoods would not be impacted by very tall buildings.

**Jesse Salomon, Shoreline**, said lives across the street from the northern border of the subarea. He said he is generally in favor of higher-density and infill development. Everyone must take some responsibility for accommodating the increased density so that sprawl can be prevented and the environment outside of the cities can be preserved. He expressed concern about the affect that greater density would have on the 15<sup>th</sup> Avenue Northeast Corridor and other places. He reported that he was hit by a car while crossing 15<sup>th</sup> Avenue Northeast towards his house. Although he had the walk signal and almost made it across the street, a person turned right without even bothering to look for pedestrians. Prior to that incident, he and his girlfriend have almost been hit of four separate occasions. He said he does not attempt to cross on the crosswalk; jaywalking is safer. He summarized that if the City is going to allowed increased density, they must address the traffic safety problems.

**Mark Holmes, Shoreline**, said he also participated on the CAC and submitted a letter in response to the minority report. He observed that it appears there is a general mistrust of government and the process. However, he felt the CAC has come up with a plan that provides a proper process. The plan addresses the issues that will happen as development occurs. He expressed his belief that redevelopment is inevitable and has been happening in the neighborhood, and that is one of the reasons the Housing Strategies and Southeast Neighborhoods Citizen Advisory Committees were formed. He summarized that the CAC's plan represented a consensus of the entire group, everyone had an opportunity to influence the plan, and concessions were made by both sides. He suggested the minority report is unfair and unnecessary. He said he is in favor of additional density. The businesses in the neighborhood seem to be lacking because there are not enough customers to keep them vibrant. Development, if done in the right way, could bring in more businesses and help the existing businesses.

**Camilla McKinnon, Shoreline**, said she lives in the Briarcrest Neighborhood. She said she is in favor of development, but not so much density all in one area. She observed that the traffic is already bad, and Northeast 145<sup>th</sup> Street must be dealt with. She suggested that if additional density is added, there must be a trail system to provide connections. She said she does not believe there is a need to change the existing codes for adult family homes. If they are going to have additional density, there must be an opportunity for design review, so that the resulting development will be something everyone likes. She would like nicer buildings to be developed that do not encourage and increase crime, which could be a result of the proposed new dense zoning. Design review would ensure that nicer development occurs. She also expressed concern that the existing water table in the area proposed for greater density is very high. When previous apartment complexes were built, adjacent neighbors experienced flooding. There needs to be some safeguards to prevent these types of impacts. She pointed out that most people who live in the Briarcrest Neighborhood own their homes, and it is generally a very safe neighborhood. The residents know each other, and the houses are affordable and well cared for.

**Les Nelson, Shoreline**, said he was glad to see that a proposed land-use map is available for the public's view. He noted that the City's website provided only a description of the plan, as well as two zoning

maps. He expressed concern that the zoning map made it appear as though the City was trying to change the zoning for a complete area, which is not an appropriate process. Typically, a land-use map is created first, and then property owners apply for rezones that are consistent with the land-use map. He noted that none of the three alternatives used zoning designations that are currently part of the code. He said he has been confused about the process that is being used to push through the subarea plan.

**Laethan Wene, Shoreline**, said the City already has enough adult family homes in Shoreline, and they do not need more.

**Scott Solberg, Shoreline**, said he lives in the North City area of Shoreline and participated on the CAC. He said he is generally in favor of the proposed plan, which is the result of a lot of work by numerous dedicated citizens. He estimated that approximately 1,500 man hours were put into the process. He said he read both the CAC's report and the minority report. He suggested that as the Commissioners visit the neighborhood and compare the written report with the proposed zoning map, they will see why the CAC designated certain areas for higher density to entice and promote redevelopment of certain parts of the neighborhood. He expressed his belief that, for the most part, the subarea is an excellent bedroom and residential community. It is predominantly single-family residences, and the majority of the CAC did not believe the proposed plan would impact this situation. He recognized that some members of the CAC disagreed, but the minority report did not offer options for addressing their concerns. He implored the Commission to consider the amount of time and effort the CAC members put into their report.

**Patty Hale, Shoreline**, said she lives in the Ridgecrest Neighborhood. While she was not on the CAC, she did attend several of their meetings. She thanked all of those involved and said it was evident that they were passionate and were concerned about how their end product would impact the overall quality of life for this segment of Shoreline. She emphasized that the subarea is one of the prime areas of affordable housing, and will probably be one of the first to recover as the recession lifts. As people transition through the neighborhoods, each new generation makes changes and improvements. The homes have provided a diverse community for people to live in. She observed that the plan recommends placing the majority of the density mandated by the State Growth Management Act into one subarea that includes what the State is considering for Fircrest, yet Fircrest is not even addressed in the plan. She suggested the Commission keep the Fircrest property in mind and not be overly generous in how they might zone or perceive the density for the overall neighborhood.

**John Davis, Lynnwood**, said he owns two R-12 properties in Briarcrest, and he submitted a written comment, as well. He spoke in general defense of the CAC's work. Because of his vested interest in Briarcrest, specifically, he attended nearly half of their meetings. He found the process to be a true democracy in action, even though it seemed to move at a snail's pace at times. He encouraged the Commission to give the multiple concerns quick, lucid and serious consideration and come to a decision as soon as possible. The process has already been long. The CAC worked hard and there was passion on both sides of the issues. Even though he might be classified in the pro-density increase camp, he would categorize himself as more moderate than high-density. A lot of reasonable thought must be put into the process of how to best set the standards for the future of the community. He thanked the CAC for working over a long period of time to accomplish their task. He said he hopes the process can come to a quick conclusion because the time frame has already exceeded his resource of funds.

### **Final Questions by the Commission**

Commissioner Kaje recalled that earlier in the meeting staff indicated there would still be an opportunity for the public to comment on the State Environmental Policy Act (SEPA) Determination. He asked that staff clarify when the various public comment periods would begin and end. Mr. Cohn answered that tonight's meeting was noticed as the appropriate time for the public to provide comment regarding the subarea plan. The SEPA threshold determination was released last week, and the two-week comment period would continue through February 11<sup>th</sup>. Staff's thought was that the public comment portion of the public hearing would be closed at the end of this meeting. Any additional written comments related to the SEPA Determination would be forwarded to the Commission members prior to their continued deliberation of the matter on March 4<sup>th</sup>. At the continued meeting, staff would respond to the Commission's questions but the public would not be offered an additional opportunity to provide oral testimony.

Commissioner Kaje asked staff to explain the SEPA Determination of Non-Significance (DNS). Mr. Cohn answered that the SEPA requires the proponent to compare the proposed change to what is currently allowed. The staff's analysis compared the impacts of the proposal based on what is currently allowed. They believe that the impacts have all been identified on a non-project basis, and none are substantial. However, additional analysis would be conducted when specific projects are proposed. At this time, staff believes there is no need for an Environmental Impact Statement (EIS). Staff seriously reviews each of the public comments and makes a decision whether to maintain the DNS or change the declaration.

Commissioner Kaje asked if the zoning recommendation was included as part of the staff's DNS or if it included only the subarea plan policy language and proposed land use map. He observed that zoning decisions should not be part of the current action. Mr. Cohn said the DNS was based on the current Comprehensive Plan, which has mixed-use on the southeast corner that allows some very significant density increases. Compared to the proposed plan, even under the most likely scenario, they did not anticipate any probable change. He summarized they did not look at zoning per se, but they did look at the likely potential development as a whole under the proposed plan versus the existing plan.

Chair Wagner said her understanding is the current proposal is a Comprehensive Plan change. The zoning map was a product of the CAC and included as part of the report, but it is not the subject of the public hearing. Mr. Cohn explained that the Commission is being asked to make two recommendations: one related to the proposed Comprehensive Plan Map amendment and another related to the implementation strategies for zoning. The Commission could choose not to make a recommendation on the implementation strategies, but the CAC felt very strongly that an implementation strategy would be helpful. It was noted that the current Comprehensive Plan does not provide direction for implementation.

Commissioner Broili said his understanding is that the zoning map is a suggestion of a direction the Commission may want to take as a strategy based on the proposed subarea Comprehensive Plan Land Use Map. Mr. Cohn said that the near-term strategy is related to zoning and can be done in a relatively short time frame. Another piece would be more general questions about changing regulations for

accessory dwelling units, etc., which would come later. The Commission must make a recommendation as to whether the proposed implementation strategy is appropriate or not, and the City Council would make the final decision. Commissioner Broili asked if it would be appropriate, at that time, to discuss the concept of form-based zoning. Mr. Cohn agreed the Commission could recommend this approach, but it would take some time to develop implementing code language. The implementation strategy could be divided into phases: the immediate implementation would involve legislative zoning and could happen in the near term and the next phase would involve follow-up actions, including form-based code, accessory dwelling units, etc.

Commissioner Pyle clarified that the current hearing is to discuss the Southeast Neighborhoods Subarea Plan, which is a variation of a Comprehensive Plan amendment. The zoning map that was attached to the Staff Report was merely provided for reference purposes and could be pursued later through a legislative rezone process. The subject of the hearing was noticed as a Comprehensive Plan amendment. Mr. Cohn agreed. However, he clarified that the CAC attached a recommendation for zoning to their report. A separate hearing would be conducted at a later date for the Commission to consider the zoning proposal.

Mr. Tovar clarified that the CAC was charged with presenting a proposal for a Comprehensive Plan amendment, and that is what they provided in their report. However, the CAC also felt strongly that they needed to present some zoning concepts to illustrate what the implications of the policy recommendations might be. He emphasized that this is not a hearing on a legislative rezone. The Commission's responsibility is to forward a recommendation to the City Council on the Comprehensive Plan amendment. He suggested the Commission could recommend the City Council adopt the Comprehensive Plan amendment but that it not take effect until the City has adopted a legislative rezone and/or other appropriate zoning tools to implement the plan. This would result in the planning document taking effect at the same time as the implementing zoning. Otherwise, the Comprehensive Plan would be inconsistent with the zoning because there would be no corresponding zoning in place for parts of the subarea.

Commissioner Pyle summarized that one option is for the Commission to recommend the City Council evaluate or consider putting in place an action to pursue a legislative rezone that is the minimum necessary to bring the properties that are not consistent with the Comprehensive Plan change into consistency. Only modest changes would be made, and the economy and market over time would allow for additional quasi-judicial rezones on a case-by-case basis. Mr. Tovar agreed that is one approach the Commission could take. Another option would be to approve a legislative rezone to make the zoning completely consistent with the Comprehensive Plan.

In response to Commissioner Broili's earlier question, Mr. Tovar explained that a form-based code would place less emphasis on density use, etc. and more emphasis on building envelope, dimensions, etc. He cautioned that staff is not advocating a form-based code approach at this point. However, it is an option that is being considered for the Town Center Subarea Plan. He suggested the Commission discuss the issue with the City Council at their joint meeting in April. Commissioner Broili observed that a number of the public comments spoke about aesthetics, transitions, etc. and a form-based code is one option for addressing these types of concerns.

Commissioner Behrens observed that while the zoning map makes reference to three different types of Mixed-Use (MU) Zones in the southeast corner of the subarea, the zones are not defined in the proposed subarea plan. Ms. Redinger referred to Page 39 of Exhibit 2 (CAC Report), which describes the various mixed-use zones. She explained that MU3 is the mixed-use zone that was adopted by the City Council and includes a full spectrum of incentives. It starts with a base height and allows a greater height with community amenities such as affordability components, open space, green building, etc. MU2 was created by the CAC but also followed previous Commission discussions. This zone would be capped at 48 dwelling units per acre but still encourage a mixture of uses in the same building or area. MU1 was another proposal by the CAC, which would cap residential density at 12 dwelling units per acre. She noted that the desk packet also includes information from the City's Economic Development Director regarding the economic development ramifications associated with the MU1 zone.

Commissioner Behrens suggested a chart be included in the proposed subarea plan to clearly identify the elements of the three different zones. Mr. Cohn agreed that if the Planning Commission decides to recommend approval of the three MU zones, a chart could be prepared by staff. However, there would be no need to go into this level of detail in the subarea plan if the Commission decides they do not want to talk about zoning as part of the subarea plan process. Chair Wagner clarified that MU language is related to the zoning map and should not be addressed as part of the subarea plan. She suggested the Commission should answer the question of whether or not they want to recommend the City Council consider the concept of three MU zones, but that would be as far as they would go with zoning issues. If the City Council agrees, staff would prepare appropriate draft zoning language for the Commission's consideration at a future time.

Commissioner Behrens said it is important to keep in mind that CAC created a vision for how they see the neighborhood, which identifies different types of mixed-use densities. He agreed that the zoning map would be the appropriate place to put specific titles on the three zones, but he would like the concepts to be included into the subarea plan, as well. Ms. Redinger explained that the CAC did not get to the level of detail of creating the type of use chart that is typical for zoning categories. Their discussion was more conceptual in nature. The only specifics generated by the CAC were related to height and density caps. Pursuing the various levels of MU zoning would be accomplished through follow up Development Code amendments.

Commissioner Kaje explained that as the Commission works through the process, they must follow a specific sequence process for implementation. He said he places great value in the fact that the CAC did recommend their ideas for what zoning might look like. He said he walked through each of the streets in the subarea to get a better idea of what is happening in the neighborhoods. He expressed his belief that the zoning map is a very important reflection of the community's vision. However, the Commission may decide that it is not appropriate to address the zoning issue as part of this first step in the process.

Commissioner Pyle pointed out that one MU Zone is already part of the Development Code. Mr. Cohn agreed that there is currently one MU Zone in the Development Code at this time. While the Commission discussed the option of creating a second MU Zone, they chose not to go that route. Commissioner Pyle clarified that under the proposed Comprehensive Plan Land Use Map, the mixed-

use land use designation has an option to include MU as one of the potential zoning categories that could be put in place under that land use designation. Mr. Cohn pointed out that the policies in the proposed subarea plan make it clear that there should be more than one MU zone.

Commissioner Pyle noted that the only new land use designation that is not already in the Comprehensive Plan is "Park Expansion." He questioned if it would be more appropriate to ask the Parks Board to amend the Parks and Recreation Plan. Mr. Cohn said the issue could also be handled through policy language. Mr. Tovar explained that it is appropriate to talk about potential and preferred uses in the Comprehensive Plan if they want to make a recommendation to the City Council that the property be considered a priority for future park expansion. He suggested it would serve well to make this statement in the narrative of the plan, but designating the property with a specific symbol may not be necessary and may be misleading. The property is not a park at this time. It is platted and zoned and could be used as a single-family development. However, if the City Council decides they would like to acquire the property for public purposes at some point in the future, it would make sense that the Comprehensive Plan provides some policy rationale.

Mr. Cohn clarified that the mixed-use designation in the proposed subarea plan is not really the same designation as the mixed-use designation in the current Comprehensive Plan. There is no expectation that the new mixed-use designation would include the lower-density residential categories. It is very much a mixed-use category that allows a variety of commercial and multi-family types of uses. It may take some tweaking to provide further clarification before the document is forwarded to the City Council.

Commissioner Kuboi asked if the Commission would still be able to ask questions of staff if the public hearing is closed. Mr. Cohn explained that the Commission could keep the public hearing open for deliberation, which would allow the Commission to continue to ask questions of staff. Staff would prefer that the questions are forwarded via Plancom so that all Commissioners would know the types of questions that are being asked. The week before the Commission's continued deliberation, staff would pull all the questions together and develop written responses for inclusion in their next packet. The public would have access to the questions that have been asked, as well as staff's responses.

Chair Wagner referred to Recommendation H9, which suggest that language be added to the Development Code to restrict development of "megahouses." While the CAC's report provides a bit more description regarding their intent, she requested staff provide more background regarding their discussion. Ms. Redinger said the language came from the Housing Strategy, which was adopted by the City Council. She recalled that during the public meetings conducted by the Housing Strategy CAC, citizens provided pictures from the Southeast Neighborhoods to show the impact of having very small houses next to large apartment buildings or megahouses. The Housing Strategy CAC concluded that there are other local governments working on code language and potential solutions for the problem, and they deferred the issue to give other municipalities time to test their code language to see if it has the desired affects. The Southeast Neighborhoods Subarea Plan CAC agreed that this was a concern worth noting. Without delving into specific Development Code language, they directed staff to look at potential policies.



Chair Wagner referred to Recommendation H11, which would remove obstacles to adult family homes in residential zoning districts. She recalled that this issue was raised at an earlier Commission meeting, and she asked staff to provide more background. Ms. Redinger said this recommendation came from a gentleman who owns property in the subarea area who was hoping for an upzone. He said that someone had approached him with a particular project that would involve disabled adults in wheelchairs. As per the new low-impact development requirements, he would be unable to make the project work with the footprint necessary to accommodate the accessibility requirements and one-story living because of impervious surface caps. She reminded the Commission that, in general, the trend is to go a little higher and have more ground space for stormwater. However, the CAC suggested that perhaps there should be some flexibility, particularly in the hardscape coverage, for projects with specific considerations, such as ADA requirements.

Chair Wagner referred to Recommendation T6, which talks about implementing improvements along 15<sup>th</sup> Avenue Northeast to revitalize business, increase pedestrian and bicycle safety and usability, and add vehicle capacity where necessary. She observed that the public typically expresses concern that they would like to reduce traffic. Ms. Redinger said the CAC discussed different treatments for improving vehicular capacity, specifically diagonal parking, etc. She said whatever happens on 15<sup>th</sup> Avenue Northeast will depend on what takes place at Fircrest. She commented that the CAC did spend a fair amount of time discussing Fircrest, and the State's Project Manager for the Fircrest Master Plan spent an entire meeting talking about what was proposed under the Master Plan. However, this plan has been placed on hold by the State so it was difficult for the CAC to analyze impacts associated with how the area would be developed. She agreed that, in general, the trend is to reduce and calm traffic, but the CAC also discussed other techniques in case there was a need for more capacity.

Commissioner Kaje asked the chair of the CAC to share the vision the CAC would like the City to pursue for the section of property in the very far southeast corner of the subarea that borders Lake City Way. He noted that the opportunities would be very different if the properties were treated as a comprehensive type of development opportunity versus parcel by parcel. Mr. Peach said the CAC talked extensively about this corner of the subarea. They recognized that the property was landlocked because there was no access from the west side going east. At this time, the properties are accessed via a road through the church property. The CAC discussed the option of shifting properties on the back side of 30<sup>th</sup> Avenue Northeast to create access to the properties properties. Another option would be to purchase property from the church or cemetery to make an access road. However, the CAC did not really come up with a solution to the problem. The City's options are further limited because Northeast 145<sup>th</sup> Street is controlled by three jurisdictions. Ms. Redinger said the CAC asked the traffic engineers about the possibility of opening up more east/west access, and they indicated they did not want to encourage cut-through traffic. It was noted that, based on previous citizen input and traffic studies, various measures were taken previously to discourage cut-through traffic. They felt that a plaza or courtyard with businesses on the outside and parking on the interior would be more aesthetically pleasing, and they suggested the businesses should front the neighborhood to encourage the types of businesses the neighbors would use. Mr. Peach added that there was also some discussion about inverting the four quadrants located west of the business area to create a type of cottage housing community, but this concept did not make it into the CAC's report.

Commissioner Pyle pointed out that the CAC members walked the southeast corner of the subarea extensively. There is currently a lot of vacant space because of the remnant parking lots. There was a lot of discussion about developing a larger block of this property. He observed that the issue is discussed in some of the proposed policies, but it is difficult to consider the appropriate approach when there are so many different ownership interests.

Commissioner Kaje requested staff invite the City's stormwater engineer to describe the current status of the area. He said it appears the area is currently under stress, and he questioned what capital projects the City has planned for the area, particularly the southeast corner. He noted that any new development would be required to meet the new stormwater standards, so very positive things could happen. Ms. Redinger said stormwater was discussed often by the CAC and is a very important topic. She noted that staff has maps to pinpoint known problem areas, and they have talked with their environmental services team and water quality specialist. They are hoping that some of the students from the University of Washington Graduate Studio will take on the hydrologic aspects of the subarea plan. Up to this time, the City has not had a lot of staff resources to devote to this issue. She agreed to come back with additional information as requested by Commissioner Kaje. Commissioner Pyle said there was a lot of conversation about stormwater during some of the quasi-judicial rezones that occurred in the past in the subarea, and there is extensive information in the record regarding the current conditions.

Vice Chair Perkowski referred to Recommendations PR3 and PR4 and asked if any specific areas were pointed out for where more open green space was desired. He also asked if the "park space per capita" information was developed for just this area. Ms. Redinger answered that "park space per capita" is something the City has discussed as a potential metric for concurrency. The neighborhood is extremely fortunate to have Paramount Park, Paramount Open Space, Southwood Park and Hamlin Park in the immediate vicinity. The CAC discussed that if they were to craft a standard and identify a ratio to compare with other jurisdictions, this particular area could probably take a lot more development before park resources become stressed. The intent was to set a baseline, identify the current status, and keep the ratio skewed to plenty of outdoor amenities and open space for everyone. However, the CAC did not discuss potential standards.

Vice Chair Perkowski asked if there were any specific suggestions for more park and open space beyond the area identified as potential park expansion. Ms. Redinger said there was a lot of discussion about green corridors and making sure there is contiguous natural habitat and preservation of open space. It was noted that when planning for multi-family units, it is very important to include a requirement of open space for play areas, green space, etc. The concern was that there still be plenty of recreational opportunities as the area redevelops. Vice Chair Perkowski referred to Recommendation NE6 and asked if there is a map to identify potential daylighting opportunities. Ms. Redinger answered no.

Commissioner Behrens recalled that the City's new MUZ requires additional open space, depending on the density of the development. He strongly suggested that at some point the City must identify the amount of open space that would be required in each of the proposed new MU zones. He summarized that the members of the CAC have spent a lot of time trying to figure out exactly what the different types of MUZ might require in their neighborhoods.

Commissioner Kuboi said it appears that a number of the Community Design Recommendations incorporate a lot of subjectivity as to what is good and/or preferred design. He specifically referred to Recommendation CD8, which recommends density and zoning regulations and design review process that are flexible enough to allow for creativity in design, but restrictive enough to ensure the protection of the community. He asked if this recommendation is reflective of the importance of design review in implementing the regulations. Ms. Redinger said the CAC talked more about design standards than design review. She reminded the Commission that design review and design standards are currently a city-wide process, and the Commission could choose to recommend the Southeast Neighborhoods Subarea as a pilot project. Another option would be to include the subarea as part of the larger process the City is currently doing with Makers Consulting to establish a more broad-based design review process. Mr. Cohn emphasized that good design is important to the neighborhood. Commissioner Kuboi agreed but pointed out that this particular tool is only referenced in the Community Design Section and is not mentioned in the Land Use or Housing Sections where a design review process might become helpful. Mr. Cohn said that if the Commission agrees, it would be appropriate to reference the concept in other sections as appropriate. Ms. Redinger pointed out that this tool is typically referenced in the document by the term "transitional elements." Commissioner Broili said he would be more comfortable using the term "design standards."

Commissioner Kaje said that while the subarea has access to a few good parks, it is important to keep in mind that the City, as a whole, is bereft in park space per capita when compared with other jurisdictions in Puget Sound. Studies have shown that Shoreline and Lake Forest Park have the least park space per capita, and some cities have four times the amount of parks. He noted that, particularly in the southeast corner of the subarea, there is no easy pedestrian access to the existing parks, and there are no neighborhood scale parks in the area, either.

Commissioner Kaje referred to a letter from Mr. Mann which states that the CAC came to realize that amenities such as sidewalks, trails, lighting, etc. need funds from development because, according to staff, the general fund is not for those purposes. He explained that if the City wants to move forward with subarea planning and visions for various areas of the City, they need to get beyond the idea that they only improve things incrementally when development occurs. He encouraged the City to look more proactively at ways to fund the types of things that make the whole community richer, and not just the area in front of a particular development. Ms. Redinger said many people commented at the open houses about the need for more sidewalks, and staff talked about how sidewalks get built. They explained that the City first developed as a suburban area of King County, and approximately 400 miles of roads were built without sidewalks. The City coffers cannot support putting in sidewalks everywhere neighborhoods would like them. They also talked about fee-in-lieu-of programs, sidewalks to nowhere, etc. They did not indicate that the only way to get sidewalks was through redevelopment, but that is one of the tools that redevelopment can provide funding for. She suggested that the intent of Mr. Mann's statement was to point out that redevelopment does have benefits such as frontage improvements. Mr. Cohn added that one of the outcomes of the subarea plan could be identifying where the sidewalks and trails should be.

Mr. Tovar suggested the Commission have a discussion about how infrastructure such as sidewalks and streets are funded. He explained that development applications are required to make frontage

improvements, but the primary method of accomplishing larger improvements is via capital improvement. At this time, the City's Capital Improvement Fund is on the decline for a variety of reasons. However, the Federal Government has announced a new commitment to grants for sustainability. There are other funding sources, and the City should talk about the Southeast Neighborhoods Subarea Plan as a major focus for the Capital Facilities Element update of the Comprehensive Plan. This would be a good topic of discussion at their joint meeting with the City Council, as well.

### **Deliberations**

Commissioner Behrens asked how the Commission would go about amending the proposed subarea plan document prior to forwarding it to the City Council. Mr. Cohn clarified that the document could be changed as appropriate to represent the Commission's recommendation to the City Council. Ms. Redinger clarified that the Subarea Plan Report was created by the CAC and cannot be amended. The report will be archived for community reference. It will also be provided to the City Council and on the City's website. The Commission should consider the staff's condensed version of the report as their working document. They should make appropriate changes before forwarding it to the City Council.

The Commission agreed to submit their comments and suggestions to staff via Plancom by February 22<sup>nd</sup>. Staff would collect the comments and prepare a written response for the Commission's information at least a week before their continued deliberations. It was noted that the submitted comments would be made available to the public upon request. Mr. Cohn cautioned the Commissioners against discussing or providing feedback related to the comments outside of the continued hearing. Chair Wagner requested a word document copy of the proposed subarea plan (Exhibit 1). The Commissioners could edit the document and forward their recommended changes back to staff. It was recommended the Commissioners utilize a format that tracks the changes so they are easily identifiable. Mr. Tovar said the Commission could also insert questions and requests for additional information.

Commissioner Kuboi asked staff to provide some interim feedback on the stormwater situation so they are prepared to discuss the issue further at their continued deliberation. Ms. Redinger agreed to contact the City's Surface Water Manager with a request that he prepare a memorandum to the Commission as soon as possible to clarify issues related to stormwater. However, some items, such as maps of the water tables will not likely be available.

Mr. Cohn suggested that the additional public comment be limited to written comments related to the SEPA determination, unless something new is added to the record. Mr. Tovar suggested that once the Commission has created a draft for recommendation to the City Council, they could hold an additional public hearing and invite the public to comment on any changes made since the original hearing. The Commission spent some time discussing the best process for continuing the hearing and perhaps holding an additional public hearing once a final draft has been prepared by the Commission.

Commissioner Behrens summarized that whatever recommendation the Commission comes up with, it is important to make sure it captures the CAC's intent. The best way to do that is to invite them to testify once again prior to making a formal recommendation to the City Council. The remainder of the

Commission concurred that an additional public hearing would be in order once the Commission has completed their review and made their proposed changes.

**COMMISSIONER PYLE MOVED THE COMMISSION CONTINUE THE PUBLIC HEARING ON THE PROPOSED SOUTHEAST NEIGHBOORHOODS SUBAREA PLAN TO THURSDAY, MARCH 4, 2010. COMMISSIONER KAJE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

### **DIRECTOR'S REPORT**

Mr. Tovar reported on his attendance at the Smart Growth Conference in Seattle, which continues through Saturday. He said some very interesting materials have been presented on issues such as form-based codes, building a town center with a state highway running through it, etc. Councilmembers Eggen and Hall attended the conference, as well.

Mr. Tovar announced that he sent the Commissioners links to two articles: one from the MRSC website and the other from Crosscut. These links are relevant and will help the Commission think about how to deal with public input. He reminded the Commission that their duty is to consider all the public comments and the staff report to come up with what they think make sense for the community and make a recommendation to the City Council.

Mr. Tovar announced that the application period for Planning Commission positions closed last week, and the City received 19 applications. On February 8<sup>th</sup> the City Council will discuss their process for screening the applicants and conducting the interviews. He alerted the City Councilmembers to the advice provided earlier by the Commission about the need for a balanced diversity, gender, geography, background, ethnicity, etc. and being able to work in a group. The interview questions have been updated to respond to the Commission's suggestions. Appointments should be made by the end of March.

Commissioner Broili asked if the suggestion for Commissioner Piro to sit in on the process was accepted or rejected. Mr. Tovar said the suggestion is being processed, but no decision has been made.

### **UNFINISHED BUSINESS**

No unfinished business was scheduled on the agenda.

### **NEW BUSINESS**

There was no new business.

### **REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS**

None of the Commissioners provided reports during this portion of the meeting.

### **AGENDA FOR NEXT MEETING**

Mr. Cohn announced that the Planning Commission would continue their deliberations on the CRISTA Master Development Plan on February 18<sup>th</sup>. In addition, they would discuss design review and the visual preference survey prior to the charrette that is scheduled. They could also briefly discuss the agenda for the joint meeting with the City Council.

Chair Wagner encouraged all Commissioners who are able to participate in the continued deliberations related to the CRISTA Master Development Plan on February 18<sup>th</sup> to listen to the recording of the public hearing if they were not in attendance.

### **ADJOURNMENT**

The meeting was adjourned at 10:09 P.M.

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Michelle Linders Wagner  
Chair, Planning Commission

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Jessica Simulcik Smith  
Clerk, Planning Commission





Planning and Development Services

**STATE ENVIRONMENTAL POLICY ACT  
(SEPA)  
ENVIRONMENTAL CHECKLIST**

***Purpose of Checklist:***

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

***Instructions for Applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Public notice is required for all projects reviewed under SEPA. Please submit current Assessor's Maps/Mailing Labels showing:*

- Subject property outlined in red.
- Adjoining properties under the same ownership outlined in yellow.
- All properties within 500 feet of the subject property, with mailing labels for each owner.

**NOTE:** King County no longer provides mailing label services. Planning and Development Services can provide this for a fee or provide you instructions on how to obtain this information and create a mail merge document to produce two sets of mailing labels for your application.

***Use of Checklist for nonproject proposals:***

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "propose," and "affected geographic area," respectively.

**17500 Midvale Avenue North, Shoreline, Washington 98133-4921**

Telephone (206) 801-2500 Fax (206) 546-8761 [pds@shorelinewa.gov](mailto:pds@shorelinewa.gov)

The Development Code (Title 20) is located at [mrsc.org](http://mrsc.org)

**Part Eleven – 197-11-960**

**SEPA Rules**

**EVALUATION FOR  
AGENCY USE ONLY**

**TO BE COMPLETED  
BY APPLICANT**

**A. BACKGROUND**

1. Name of proposed project, if applicable:  
Southeast Neighborhoods Subarea Plan
2. Name of applicant:  
City of Shoreline
3. Address and phone number of applicant and contact person:  
Miranda Redinger, PDS, 17500 Midvale Ave N, Shoreline WA  
98133, 206-801-2513
4. Date checklist prepared:  
January 20, 2010
5. Agency requesting checklist:  
City of Shoreline
6. Proposed timing or schedule (including phasing, if applicable):  
Planning Commission review: Feb-March 2010  
Council action: March-April 2010
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Plan implementation (rezones, development code amendments for pilot projects) is likely to occur later in 2010
8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal.  
Environmental review at the project level may be required

**\*Staff annotated  
checklist on 2/26/10.**

(subject to SEPA minimum  
thresholds adopted by City  
of Shoreline)

**Part Eleven – 197-11-960****SEPA Rules****TO BE COMPLETED  
BY APPLICANT****EVALUATION FOR  
AGENCY USE ONLY**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
None
10. List any government approvals or permits that will be needed for your proposal, if known.  
The Subarea Plan is a Comprehensive Plan amendment and will require City Council approval.
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).  
Non-project action to establish a subarea of approximately 274 acres. The Subarea Plan will establish certain Comprehensive Plan policies and land use criteria for future development. This area is part of a Special Study Area identified at the adoption of the City's original Comprehensive Plan in 1998.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
The subearea is located in the SE corner of Shoreline, bounded approximately by 145<sup>th</sup> on the south, 150<sup>th</sup> on the north, Bothell Way on the east and 8<sup>th</sup> Ave NE on the west.

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**B. ENVIRONMENTAL ELEMENTS**

**1. Earth:**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: NA- non-project action

Generally flat, some areas qualify as steep slopes.

b. What is the steepest slope on the site (approximate percent of slope).  
NA

<40%

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
NA

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe.  
NA

Generally stable, any potential critical areas would be subject to SEPA/critical area review.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.  
NA

f. Could erosion occur as a result of clearing construction or use? If so generally describe.  
NA

Development permitted under the subarea plan could result in erosion, but would be subject to local, state & federal regulations.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example asphalt or buildings)?  
NA

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
NA

City of Shoreline Best Management Practices

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**2. Air:**

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NA

Development would not result in emissions beyond those permitted under current Comp Plan/zoning codes subject to Puget Sound Clean Air Agency

- b. Are there any off site sources of emissions or odor that may affect your proposal? If so, generally describe.

NA

- c. Proposed measures to reduce or control emissions or other impacts to air if any:

City's development regulations will apply when development occurs.

Puget Sound Clean Air Agency and City Best Management Practices

**3. Water:**

**a. Surface:**

1. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Unknown

Hamlin and Littles Creeks, which are tributaries of Thornton Creek, wetland in Paramount Park

2. Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Unknown

Individual projects subject to SEPA will be reviewed

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Unknown

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**EVALUATION FOR  
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4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

Unknown

Potentially, will be reviewed on project basis.

5. Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.

Unknown

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge.

Unknown

Potentially, will be reviewed on project basis.

**b. Ground:**

1. Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

Unknown

Development will be subject to Stormwater Codes that mandate Low Impact Development. Groundwater table is concern to residents.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Unknown

Will be reviewed on project basis. Sites with existing gas station or dry cleaning uses are a concern to residents.



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**c. Water Runoff (including storm water):**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Unknown

City's Surface Water Master Plan describes condition and scheduled updates for stormwater system. Existing problems are a concern to residents.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Unknown

Possibly, will be evaluated on project basis or through Master Planning effort.

3. Proposed measures to reduce or control surface ground and runoff water impacts, if any:

City development regulations will apply when development occurs

**4. Plants:**

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Unknown

- c. List threatened or endangered species known to be on or near the site.

Unknown

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- d. Proposed landscaping use of native plants or other measures to preserve or enhance vegetation on the site if any:  
City development regulations will apply when development occurs

**5. Animals:**

- a. Mark all boxes of any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: ☐ hawk, ☐ heron, ☐ eagle, ☐ songbirds, other:

Mammals: ☐ deer, ☐ bear, ☐ elk, ☐ beaver, other:

Fish: ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish, other: \_\_\_\_\_

Eagle, songbirds, salmon

- b. List any threatened or endangered species known to be on or near the site.

Unknown

- c. Is the site part of a migration route? If so explain.

Unknown

Potentially on migration route to Union Bay Natural Area. Maximum heights allowed should not interfere.

- d. Proposed measures to preserve or enhance wildlife if any:  
City development regulations will apply when development occurs

**6. Energy and Natural Resources:**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc

Unknown

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NA

Will be analyzed at the project level.

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- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts if any:  
City development regulations will apply when development occurs.

**7. Environmental Health:**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur a result of this proposal? If so describe.  
Unknown

1. Describe special emergency services that might be required.  
Unknown

2. Proposed measures to reduce or control environmental health hazards, if any:  
City development regulations will apply when development occurs.

**b. Noise:**

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
NA

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
NA

3. Proposed measures to reduce or control noise impacts, if any:  
City development regulations

Permitted uses for zone limited to commercial and residential uses.

Soil analysis and appropriate remediation would be required at the project level.

Construction noise would be subject to limited hours.

Noise Ordinance

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**8. Land and Shoreline Use:**

- a. What is the current use of the site and adjacent properties?  
Many uses ranging from retail and industrial to single- and multifamily residential
- b. Has the site been used for agriculture? If so, describe  
Unknown
- c. Describe any structures on the site.  
There are multiple structures (see 8a above)
- d. Will any structures be demolished? If so, what?  
As redevelopment occurs, some structures will likely be demolished, although some may be expanded
- e. What is the current zoning classification of the site?  
Area has various zoning classifications ranging from low density residential to mixed-use
- f. What is the current comprehensive plan designation of the site?  
Area has a number of Comprehensive Plan designations
- g. If applicable, what is the current shoreline master program designation of the site?  
NA
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, please specify.  
Unknown, but if there are locations within the area that are environmentally sensitive, the City's regulations would be applied to development on those portions of the site(s).
- i. Approximately how many people would reside or work in the completed project?  
Unknown. If new zoning is implemented to conform with the Subarea Plan, it would permit more homes and businesses than would the existing Comprehensive Plan.
- j. Approximately how many people would the completed project displace?  
Unknown.

Mixed Use, High and Low Density Residential, Special Study Area

The Critical Areas layer of the GIS map for the subarea shows streams, buffers and steep slopes in the Paramount Park area.

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- k. Proposed measures to avoid or reduce displacement impacts, if any:  
NA

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
The Subarea Plan would define policy for future development of the area.

Subarea Plan recommends transition zoning and design standards to ensure compatibility.

**9. Housing:**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.  
Unknown, although the Subarea Plan could allow more units than the current plan. Many of the allowed units would be multifamily which are likely to be more affordable than single family units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.  
Unknown.

- c. Proposed measures to reduce or control housing impacts if any:  
Implementation of proposed zoning includes incentives for developing affordable housing.

**10. Aesthetics:**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
NA

Unknown until potential Development Code regulations have been adopted.

- b. What views in the immediate vicinity would be altered or obstructed?  
Unknown

Heights are unlikely to exceed those currently allowed.

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- c. Proposed measures to reduce or control aesthetic impacts, if any:  
Proposed mitigations include administrative design review for buildings in commercial areas
- 11. Light and Glare:**
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Unknown
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
Unknown
- c. What existing off site sources of light or glare may affect your proposal?  
Unknown
- d. Proposed measures to reduce or control light and glare impacts if any:  
Proposed mitigations include administrative design review for buildings in commercial areas
- 12. Recreation:**
- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Hamlin, South Woods, and Paramount Park and Open Space are in the vicinity of the subarea.
- b. Would the proposed project displace any existing recreational uses? If so, please describe.  
No

Will be evaluated on project basis.

Regulations mandate downward-facing lights.



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- c. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant if any:  
Proposed Land Use Regulations may require recreation areas for larger multifamily complexes.

**13. Historic and Cultural Preservation:**

- a. Are there any places or objects listed on or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe.  
None have been identified

None listed in local register.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.  
None have been identified

- c. Proposed measures to reduce or control impacts, if any:  
Existing regulations

**14. Transportation:**

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:  
The area is served by local streets, as well as principal and collector arterials.

Major arterials include NE 145<sup>th</sup> St. (SR523), 15<sup>th</sup> Ave. NE, and Bothell Way

- b. Is site currently served by public transit? If not what is the approximate distance to the nearest transit stop?  
Parts of the area are served by public transit.

The entire subarea has access to transit stops within a quarter mile radius of households.

- c. How many parking spaces would the completed project have? How many would the project eliminate?  
NA

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- d. Will the proposal require any new roads, streets or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).  
City regulations will define the extent of new improvements
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
Unknown
- g. Proposed measures to reduce or control transportation impacts if any:  
City regulations will assess appropriate mitigations as new development occurs

Individual projects of certain size will be subject to traffic analysis and concurrency requirements.

Subject to concurrency requirements.

**15. Public Services:**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
Unknown. New development may require additional services depending on demographics and number of new residents or workers.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
New development will result in additional revenue to general and special purpose districts to pay for impacts.

**16. Utilities:**

- a. Mark all boxes of utilities currently available at the site:  
☒ electricity, ☒ natural gas, ☒ water, ☒ refuse service,  
☒ telephone, ☒ sanitary sewer, ☒ septic system, other: \_\_\_\_\_

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- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.  
As development occurs, the extent of utility upgrade will be assessed and analyzed by utility providers.

**c. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: (     ) \_\_\_\_\_ Date Submitted \_\_\_\_\_

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS  
(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water/emissions to air/production, storage, or release of toxic or hazardous substances; or production of noise?

Because the area is mostly built-out, substantial increases in discharges and/or emissions are not anticipated. All development must comply with adopted rules and regulations to mitigate these impacts.

Proposed measures to avoid or reduce such increases are:

Current regulations address these concerns. In addition, recently adopted stormwater regulations, and proposed tree retention regulations provide better protection against run-off pollution and loss of tree canopy.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Most of the habitat in the subarea is located in 3 City parks adjacent to the subarea, which would not be detrimentally affected by additional development.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

The Subarea Plan contains a number of recommendations regarding creation of green corridors and backyard habitats.

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3. How would the proposal be likely to deplete energy or natural resources?  
Additional housing and cars may mean increased electricity, water, resource and fuel needs.

Proposed measures to protect or conserve energy and natural resources are:

The Subarea Plan calls for sustainable development on a number of different levels. The intention is to create a walkable/bikable community with access to transit, more compact forms of housing, green building, and economic development to provide goods and services in closer proximity to residences.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?  
No sensitive areas or those designated for governmental protection are contained within the boundaries of the subarea. There are several adjacent parks, but the potential increased density would not stress their capacity for service.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Aforementioned stormwater, lot coverage and tree regulations, as well as Critical Areas Ordinance, Parks Master Plan, and sustainable development techniques would protect resources and mitigate impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?  
The subarea is not adjacent to any shorelines and no new land uses are proposed. The Subarea Plan promotes augmentation of existing housing stock and business development.

Existing problems with stormwater drainage and resultant pollution of water bodies have been documented and are a source of concern for the neighborhoods.



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Proposed measures to avoid or reduce shoreline and land use impacts are:

Land use techniques to mitigate impacts of increased density include traffic calming measures, setbacks, stepbacks and other design standards and buffering techniques.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Greater density could increase demand on transportation, public services and utilities.

Proposed measures to reduce or respond to such demands(s) are:

The Subarea Plan calls for sustainable development on a number of different levels. The intention is to create a walkable/bikable community with access to transit, more compact forms of housing, green building, and economic development to provide goods and services in closer proximity to residences.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts have been identified.

Transportation Master Plan will include traffic modeling for growth scenarios and delineate appropriate mitigation. Subarea Plan calls for interjurisdictional corridor study for SR523 and proposed light rail with mitigation and funding.



## Planning and Development Services

17500 Midvale Avenue N., Shoreline, WA 98133-4921  
(206) 801-2500 ♦ Fax (206) 546-8761

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)****Southeast Neighborhoods Subarea Plan****PROJECT INFORMATION**

**DATE OF ISSUANCE:** January 28, 2010

**PROJECT NAME/DESCRIPTION:** Comprehensive Plan Amendment to adopt the Southeast Neighborhoods Subarea Plan, which contains policy and zoning recommendations from a Citizen's Advisory Committee.

**APPLICANT:** City of Shoreline Planning Department

**PROPERTY OWNER:** NA

**APPLICATION FILE NUMBER:** 301619

**PROJECT LOCATION:** Portions of the Ridgecrest and Briarcrest neighborhoods

**PARCEL NUMBER:** NA

**COMPREHENSIVE PLAN DESIGNATION:** NA

**CURRENT ZONING:** NA

**ENVIRONMENTAL DOCUMENTS:** Environmental Checklist

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340. The City of Shoreline has determined that the proposal will not have a probable significant adverse impact on the environment and that an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the submitted SEPA Environmental Checklist and other information on file at the City of Shoreline. This information is available for public review upon request at no charge.

**PUBLIC COMMENT AND APPEAL INFORMATION**

There is no administrative appeal available for this decision. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of this decision on the underlying decision in accordance with State law.

Miranda Redinger, Associate Planner  
City of Shoreline, Planning & Development Services

Date

These Minutes Approved  
April 15<sup>th</sup>, 2010

## CITY OF SHORELINE

### SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

March 4, 2010  
7:00 P.M.

Shoreline City Hall  
Council Chamber

#### Commissioners Present

Chair Wagner  
Vice Chair Perkowski  
Commissioner Behrens  
Commissioner Broili  
Commissioner Kaje  
Commissioner Kuboi  
Commissioner Piro

#### Staff Present

Joe Tovar, Director, Planning & Development Services  
Steve Cohn, Senior Planner, Planning & Development Services  
Miranda Redinger, Associate Planner, Planning & Development Services  
Jessica Simulcik Smith, Planning Commission Clerk

#### Commissioners Absent

Commissioner Pyle

#### CALL TO ORDER

Chair Wagner called the regular meeting of the Shoreline Planning Commission to order at 7:08 p.m.

#### ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Wagner, Vice Chair Perkowski and Commissioners Behrens, Broili, Kaje, Kuboi and Piro. Commissioner Pyle was absent.

#### APPROVAL OF AGENDA

The agenda was accepted as presented.

#### DIRECTOR'S COMMENTS

Mr. Tovar announced that the City Council adopted an ordinance to reduce the size of the Planning Commission from nine to seven members effective April 1<sup>st</sup>. In addition, a subcommittee of four Councilmembers conducted interviews for the three Planning Commission seats that will begin new terms on April 1<sup>st</sup>. They unanimously recommended three candidates for the City Council to approve at their regular meeting of March 8<sup>th</sup>. Chair Wagner is up for reappointment, and the other two candidates for appointment (Donna Moss and Cynthia Esselman) are in the audience. The new members would not be officially sworn in until April. However, because it is unlikely the Commission would complete their

work on the Southeast Neighborhoods Subarea Plan tonight and the issue would be carried over to April, staff felt it was wise for them to observe and take notes at the meeting.

### **APPROVAL OF MINUTES**

The minutes of February 4, 2010 were approved as presented.

### **GENERAL PUBLIC COMMENT**

**Laethan Wene, Shoreline**, voiced opposition to the proposal to no longer televise the public comment portion of City Council Meetings on public television. He expressed his belief that it is important that comments are televised.

### **LEGISLATIVE PUBLIC HEARING ON SOUTHEAST NEIGHBORHOODS SUBAREA PLAN (Continued from February 4<sup>th</sup>)**

Chair Wagner reviewed the rules and procedures and opened the public hearing. She reminded the audience that the public comment period would be limited to comments related to new information provided since the February 4<sup>th</sup> meeting. She referred to the Desk Packet (Exhibit 17), which contains written correspondence the Commission received that was not part of the March 4 Meeting Packet published on February 25<sup>th</sup>. She said the Commissioners had an opportunity to review the new items prior to the meeting. The desk packet included the following items:

- An email from Commissioner Pyle dated March 2, 2010.
- A matrix that was prepared by staff.
- An email from Sigrid Strom dated March 4, 2010.

Commissioner Piro noted that although he was not present at the February 4<sup>th</sup> hearing, he listened to the recording and reviewed all of the written materials that have been presented and is prepared to fully participate in the continued hearing.

### **Staff Overview and Presentation**

Mr. Tovar explained that a subarea plan is a geographic subset of a comprehensive plan. State law allows local jurisdictions to have subarea plans, but it does not require them. The Growth Management Act (GMA) defines comprehensive plans as “generalized, coordinated land use policy statements.” He noted that it is important to focus on the words “generalized” and “coordinated.” The past presumption that the City’s Comprehensive Plan must contain a tremendous amount of detail and that the implementing zoning had to correspond and be consistent is false. Comprehensive plans and subarea plans can be more generalized than development regulations. They are intended to be policy statements and not regulations. However, every plan is implemented through regulations such as zoning ordinances.

Mr. Tovar explained that the Comprehensive Plan (including the subarea plan) is subject to the goals and requirements of GMA regarding public notice, public participation, etc. Countywide policies are also created to allocate targets to the cities within the County, and Shoreline now has a citywide target. He emphasized that there is no GMA or countywide allocation to a subarea plan; it is up to the City to decide how much of its growth it wishes to allocate to a particular subarea. Some opinions were offered at previous meetings that there is a one-to-one requirement in the GMA between numbers of households and numbers of jobs, but that is not the case. There is no requirement that the City's ratio of housing to jobs must be mirrored in every subarea plan. He summarized that the Southeast Neighborhoods Subarea Plan can have whatever ratio of jobs to housing the City Council ultimately decides is an appropriate level of balance. The same would be true for the Town Center Subarea Plan. However, both plans must be consistent with the City's overall plan and targets.

Mr. Tovar clarified that the issue currently before the Commission is related to the Comprehensive Plan and not the development regulations and/or permits. While there has been a fair amount of discussion about zoning in the record and the CAC spent time talking about various zoning scenarios, the issue currently before the Commission is the staff drafted subarea plan. The proposal includes both text and a land use map (not a zoning map). He reminded the Commission that they are not being asked to make a recommendation about the zoning map at this time. Instead, they should focus their recommendation on what they think the subarea plan should look like. The Commission can start with the draft subarea plan as a starting point and then make appropriate revisions based on testimony, deliberations, citations to other facts in the record and other parts of the Comprehensive Plan, etc. They must work with the information that is in the record as it helps support their conclusions regarding the subarea plan.

Mr. Tovar advised that the CAC's report and the minority report (included in the record) are documents the Commission can refer to. While they can either agree or disagree with all or portions of them, the Commission is not being asked to make alterations to these documents. They are intended to represent the product of the groups' work.

Mr. Tovar explained that because zoning must be consistent with the Comprehensive Plan, whatever zoning is adopted for the subarea must be consistent. The CAC was not charged with preparing a zoning map. However, because the City's Comprehensive Plan designations are not as finely broken down as they might be, there was some discomfort about how generalized the land use designations should be. The CAC found it useful to talk about zoning for illustrative purposes as per their recommended subarea plan. The issue currently before the Commission is the subarea plan, and there was widespread agreement amongst the CAC about the subarea plan, itself. However, there is obviously some disagreement about the zoning, as reflected in the minority report. This issue should be addressed at some point in the future, but not now.

Mr. Tovar reviewed that the CAC conducted 33 meetings over a 1½ year period. They spent an extensive amount of time with staff and the community. He noted that Commissioner Pyle actually served on the CAC for a while and has some history and perspective about the process. Staff believes the process was balanced and allowed the members to express opinions.

Mr. Tovar observed that with any legislative action before the Commission, they will receive both subjective (opinions, beliefs, values, preferences) and objective input (facts, empirical evidence, learned discipline). He noted there are no qualifications associated with subjective input. While subjective comments may be valid, the Commission must recognize they are different in nature than objective input. He said it is appropriate for people to ask clarifying questions about the objective input provided by engineers, planners, etc. However, it would be wise for the Commission to recognize when an assertion or conclusion is made about a technical matter from someone who does not have subject matter expertise. He clarified that he is not saying that people who are not experts in the field have no right to express an opinion, do research and present it, or question an expert. But when someone makes an assertion of fact, unless they can point to some evidence, the input should be weighed differently than an expert witness.

Mr. Tovar advised that, inevitably, the Commission will have to deal with zoning. While there is no specific zoning proposal before the Commission at this time, the subarea plan would be implemented through zoning. He suggested that after the Commission makes a final recommendation on the subarea plan, they can deal with zoning in several ways:

- Recommend the City Council direct staff to prepare a legislative rezone to implement all or parts of the subarea plan. The rezone proposal would be brought back to the Commission for a new public process.
- Recommend the City Council adopt the subarea plan and allow individual property owners to apply for quasi-judicial rezones. The City would respond to each request as it is submitted, using the adopted subarea plan for guidance.
- Recommend the City Council direct staff to prepare a legislative rezone for those things they believe are timely and appropriate for the City to deal with upfront in a larger context and then wait for people to apply for quasi-judicial rezones on a site-specific basis for the remaining items.
- Recommend the City Council direct staff to prepare a planned area zone, which would be a legislative process using direction from the adopted subarea plan. It would be possible to create a zone that would only to apply to a specific part of the subarea.

Mr. Tovar referred to the map that was prepared to illustrate the CAC's recommendation for the southeast corner of the proposed subarea. He summarized that there was not widespread disagreement about the location for transition areas, but there was some contention about the densities and use mixes that should be allowed within the areas of transition. He said he does not believe there is enough detailed information for the Commission to resolve this issue now. However, staff expects at least one more public hearing regarding the subarea plan proposal. He suggested the Commission could direct staff to prepare a few land-use alternatives for future consideration, including the alternative embodied in the minority report. Staff could also prepare land-use alternatives for the area along 15<sup>th</sup> Avenue Northeast. This would enable the Commission to identify how much specificity the subarea plan should include.

Again, Mr. Tovar reminded the Commission and public that at the end of the public hearing, the Planning Commission would not be making a recommendation regarding zoning. Their current charge

is to make a recommendation regarding the proposed Comprehensive Plan amendment, with the understanding that zoning would be addressed at some point in the future.

Commissioner Kaje recalled Mr. Tovar's earlier clarification that the subarea plan would become a geographic subset of the Comprehensive Plan, which leads him to the assumption that the subarea plan would provide a greater level of specificity. For example, he questioned if it would be appropriate to express in a subarea plan some fairly important but general statements about a particular street and how it would function and interface with the neighborhood. Mr. Tovar said the purpose of his definition was to make the point that comprehensive plans are not regulations. Development regulations address detailed standards such as setbacks, bulk, etc. Some comprehensive plans that have been adopted within the State are very detailed and are close to becoming regulations, and others are more generalized and conceptual. The Commission has leeway to go either direction. For example, they could provide more specificity and talk about street segments and/or identify the maximum number of units that should be allowed in a particular area. However, taking this approach creates an obligation for the City to implement consistent zoning. In the past, the Comprehensive Plan has been vague as it relates to the mixed-use and multi-family zones, and it would be helpful for the Commission to narrow down the range for density.

Commissioner Kaje observed that while they have received recommendations from the public about specific capital projects, it is important to keep in mind that they are not currently being asked to make a recommendation regarding the Capital Facilities Plan. Mr. Tovar said the Commission could make some recommendations in the narrative of the subarea plan about needs or projects the City should investigate as part of its overall Capital Facilities Plan update. He explained the proposal does not include a lot of discussion about large capital projects, but there is some language about walkways and the desire to have a better pedestrian network, which is appropriate for the subarea plan. He pointed out that Northeast 145<sup>th</sup> Street is not within the City's jurisdictions, so they cannot do a capital project in this location. However, it would be appropriate for the subarea plan to indicate the City should pursue inter-jurisdictional coordination for a capital project on Northeast 145<sup>th</sup> Street. Ms. Redinger added that some of the recommendations in the subarea plan could filter into capital improvements via master plans (surface water, transportation, parks, etc.)

Chair Wagner asked if the Commission could recommend a policy statement that the Surface Water Master Plan should address concerns they have heard from the public related to drainage in the subarea. Mr. Tovar reminded the Commission that the Comprehensive Plan is aspirational and represents what the Commission would like to see. He said the subarea plan could include a statement that the City should consider and/or investigate potential capital projects such as walkways, stormwater runoff, etc.

Mr. Cohn referred the Commission to the matrix that was included in their desk packet. He explained that the purpose of the matrix is to identify the issues and questions, review the CAC's recommendations and potential options, and invite the Commission to share their vision. In addition, the Commission could identify additional concepts or options they would like staff to explore. He reviewed each of the Questions/Issues as follows:



1. What is the Commission's vision for redevelopment of commercial areas at Northeast 145<sup>th</sup> Street/Bothell Way and Northeast 145<sup>th</sup> Street/15<sup>th</sup> Avenue Northeast? Does the Commission want to encourage a variety of housing choices?
2. What is the best way to handle transition between taller and more intense uses and single-family areas?
3. Is a design review process appropriate in commercial areas?
4. Should Accessory Dwelling Units (ADUs) and other pilot housing styles and policies be "tried out" in the subarea?
5. Is there a need for additional policy guidance on how to deal with inter-jurisdictional issues on Northeast 145<sup>th</sup> Street?
6. Does the Commission want to provide added direction on implementation of the Comprehensive Plan?

### **Questions by the Commission**

None of the Commissioners had questions during this portion of the hearing.

### **Public Testimony on New Information**

**Sarah Kaye, Shoreline**, said she lives in the Briarcrest Neighborhood, which is located just north of the subarea. She expressed concern about a subarea planning process that does not deal with zoning at the same time. The time for the community to voice their concerns about zoning is during the subarea planning process. Once the plan has been adopted, the zoning would be changed to be consistent regardless of whether the proposal adheres to the goals and ideals stated by the surrounding neighborhoods. She said she likes the idea of a commercial plaza in the very southeast commercial area, and she would like the City to keep the process open.

Commissioner Piro referred to the options Mr. Tovar noted earlier to address issues related to zoning. He asked Ms. Kaye if either of these options would alleviate her concerns. Ms. Kaye said there are pros and cons of each option. She said she would like the goals and ideals, as stated in the Comprehensive Plan, to take precedence over specific zoning. For example, there is nothing in the Development Code that would prevent a town house project that would block the direct sunlight into her house. She noted that Land Use Policy 4 is related to solar access, but it is not formalized. She would like solar access to have some weight when the City reviews specific project proposals.

**Arthur Peach, Shoreline**, said he served as chair for the Southeast Neighborhoods CAC from March 2009 through November 2009. He explained that the CAC asked staff to provide development numbers as part of their decision process, and the zoning map was used as a visioning tool to create a comprehensive plan map. At the end of the process, the CAC came up with 700 units that could be accommodated as per the proposed subarea plan. However, the Staff Report implies there would be 900 units. While this may have little influence on future development, it is important to keep in mind that the CAC proposed 700 units. He advised that at the CAC's first appearance before the City Council, Councilmember Scott asked them to address and give a number to the density they were willing to absorb in the neighborhood. Through discussion and voting, the CAC decided on 700 units, not 900 or

150. He asked the Commission to use the correct information as they analyze the proposal and make a recommendation to the City Council.

Mr. Peach suggested that moratoriums are an appropriate approach for future subarea planning processes. This would insure that applications for development are consistent with the vision set forth by residents and do not disrupt the final outcome of the subarea plan. He said he is proud of all the hard work put forth by the CAC members. He thanked all of the neighbors and staff for their work, as well. Commissioner Kaje asked Mr. Peach to clarify his comments regarding moratoriums. Mr. Peach said that if a developer proposes a project before the CAC finishes their process, the proposal may change the vision the CAC is working towards. He recommended that no development applications should be accepted during the subarea planning process. Mr. Peach submitted his comments and they were entered into the record as Exhibit #18.

**Dennis Lee, Shoreline**, recalled that the Commission raised a question about drainage at the February 4<sup>th</sup> hearing. While staff provided an answer, the public was not allowed to respond. He commented that at the public meetings related to the subarea plan the CAC invited people to put dots on a map to identify the areas where drainage is an issue, yet he cannot find this map as part of the record. While he is not an expert on drainage issues, he can lift the water meter covers and observe the water levels, and he considers this information to be scientific and informative. He said every time the issue of Northeast 145<sup>th</sup> Street was raised, the CAC spent a considerable amount of time discussing the concerns. They concluded that they would not make any recommendations for this street because it is not within the City's jurisdiction. He noted that the average setback on Northeast 145<sup>th</sup> Street is quite large, except for the new construction, and there could be problems if buildings are constructed right up to the sidewalk. Northeast 145<sup>th</sup> Street is a particular concern because the telephone poles are all scarred from mirrors hitting them, and the sidewalk is right next to the poles. He summarized that it will not be easy to improve the situation unless there are setbacks on at least one side.

Commissioner Behrens reported that the Commissioners were provided a copy of the map that Mr. Lee referenced.

**Janet Way, Shoreline**, said she was present to represent the Paramount Park Neighborhood Group. She said that while she does not have any advanced degrees, she has expertise as a citizen activist and observer in the neighborhood for the last 20 years, particularly related to watersheds. She also has expertise as a former elected official. She reminded the Commission that the Paramount Park Neighborhood Group has presented several documents, ideas, a SEPA comment letter, and policy proposals. Each one of the policy proposals were intended to address points the group does not believe are adequately covered by the proposed plan such as electric vehicle plug ins as part of the parking infrastructure (T-13), community gardens (CD-14), and floor area ratios in housing (H-9). She asked that the Commission consider adopting the policy proposals put forth by the group.

Ms. Way suggested the planned area concept would be an excellent proposal to work towards for some of the denser areas. She suggested they become zero impact zones and demonstration areas that could generate new development and excitement and more community involvement. She suggested that for such a project, the City could adopt the Cascade Regional Building Council's Cascadia Principles.

Ms. Way expressed concern that the State Environmental Policy Act (SEPA) Threshold Determination of Non-Significance (DNS) that was contained in the Staff Report indicates that existing drainage or traffic problems would be addressed on a piecemeal basis with each new development. She pointed out that there are already significant drainage problems in the two watersheds within the area due to undetained and damaging stormwater. It is not acceptable for the City to avoid addressing these issues, and a significant adverse impact would result. She encouraged the Commission to find a way to address these problems through capital project or master plan proposals. In addition, she asked that the Commission address transportation solutions as part of the plan. She said she is glad the plan includes the goal of working towards solutions with neighboring jurisdictions (T-11), but she felt the language should be stronger. The discussion should also include planning for a possible light rail station. She referred to a map she submitted on behalf of the group, as well as some court rulings and related articles that she believes are very significant. She emphasized that now is the time to address the issues and concerns. Addressing issues piecemeal has not worked in the past, and that is why Puget Sound is now in trouble. Ms. Way submitted her comments and they were entered into the record as Exhibit #19.

**Bettelinn Brown, Shoreline**, said she lives in the Briarcrest Neighborhood. She thanked Mr. Tovar for the helpful information he provided to educate the citizens. She said that she is in a position to educate the residents of the Briarcrest Neighborhood through their newsletter, and it is important for her to be able to represent the issues in a more accurate and less subjective manner. She expressed concern that the Department of Transportation (DOT) has made changes that have had significant impacts on the neighborhood without soliciting their input. She noted that the CAC did a lot of research to address traffic flow issues. The cooperation, integration and inclusion of the neighborhood in the public process is important.

Ms. Brown said she was present to represent the Sisters of the Carmelite Order who have a monastery located in the Briarcrest Neighborhood. They have asked her to speak on their behalf because they are cloistered and do not speak in public. She provided a color-coded map of the area and a list of all the property owners between Bothell Way and 32<sup>nd</sup> Avenue Northeast. She said it is important that everyone is on the same page (the staff, Commission, and neighborhood association). She also provided a booklet published by the Carmelite Sisters. These documents were entered into the record as Exhibit #20.

**Bill Bear, Shoreline**, said he was one of the people who submitted the minority report. He said the purpose of his comments is to address the unintended consequences of the zoning, planning and thinking that has taken place thus far. He expressed concern that the proposed changes would drive up the price of land and people would no longer be able to afford to live in the neighborhood. He noted that the CAC's report indicates a desire for more affordable housing, more businesses, living wage jobs, etc. If the end result creates a situation where the price of land is too high, existing businesses will move out and new businesses will not come in. He pointed out that the property between 32<sup>nd</sup> Avenue Northeast and Bothell Way is largely owned by one person, and a planned area could provide the possibility of utilizing parking space by residential development in the evening and on weekends and by businesses during the weekdays. He said this concept was successfully used in Rockville, Maryland, where they have two stories of residential above retail space. All the parking is located under the library that is a block and a half away. It would also be possible to do a planned area with a community development

corporation so that all of the citizen angst could be remediated if they are involved in the process and are part owners in the community corporation.

**Sigrid Strom, Shoreline**, said she lives in the Ridgecrest Neighborhood. She clarified that those who signed the minority report are not against density. Their concerns have to do with the zoning map and what they see as a lack of correlation between the map and the plan. She agreed there was a lot of consensus on most of the goals and policies found in the report. However, difficulty arose when the discussion was diverted to the zoning map. She pointed out that the map Mr. Tovar displayed was the zoning map, not the land-use map. She clarified that the CAC was tasked with creating a land-use map for the subarea, but they never voted on the land-use map. They actually voted on the zoning map. She cautioned Mr. Tovar that some members of the CAC do have expertise. She said she is willing to recognize the expertise of people who work for the City, but the City should recognize that many citizens have a lot of expertise in related areas.

Commissioner Piro asked Ms. Strom to offer her perspective on the options presented by Mr. Tovar for addressing zoning issues. Ms. Strom said she does not have a lot of expertise in this area, but she would not be in favor of the case-by-case basis. She would prefer a more broad and comprehensive rezone. She said she is concerned about implementing any type of zoning before the development guidelines and controls are in place to ensure that the actual zoning corresponds with the Comprehensive Plan. Commissioner Piro summarized that Ms. Strom would be in favor of a three-step approach: adoption of the subarea plan, adoption of development guidelines, and then adoption of the appropriate zoning.

#### **Final Questions by the Commission**

None of the Commissioners had additional questions during this portion of the hearing.

#### **Deliberations**

Mr. Cohn referred to the matrix that was prepared by staff to guide the discussion. He recalled that the CAC recommendation was to encourage appropriate development to provide additional housing (choice) as well as a place for businesses that can provide goods and services to the neighborhood. He asked the Commission to share their thoughts on the CAC's vision and identify additional concepts they would like to add to the vision.

Vice Chair Perkowski asked staff to clarify the intended outcome of tonight's deliberations. Mr. Cohn said staff would like the Commission to review the CAC's recommendations and identify additional options they want to consider. Staff would prepare some optional proposals for the Commission and public to review and comment on at a later date. Commissioner Piro said staff is seeking feedback about whether or not the CAC's recommendations are adequately addressed in the draft subarea plan. They should also identify issues that need attention at a later point in time, but would not be addressed as part of the Comprehensive Plan.

Commissioner Kaje recalled that at the last meeting he asked Mr. Peach if the CAC had considered a specific vision for the southeast corner, especially the block fronting Bothell Way. The summary of the

CAC's vision provided in the matrix was based on Mr. Peach's response, but there is no specific language in the text related to this vision. Mr. Cohn added that the summary was also based on the CAC's 18-month discussion. Ms. Redinger pointed out that the summary in the matrix was based on the following policies found in the CAC's report:

- H-6 – Review existing policies on accessory dwelling units.
- H-7 – Adopt regulations for cottage style housing.
- H-10 – Encourage partnerships to create affordable housing.
- ED-1 – Encourage the creation of community gathering.
- ED-2 – Revitalize the local economy by encouraging new business that is beneficial to the community in terms of services, entertainment and employment.
- ED-3 – Increase small-scale economic development (retail, office, service.)
- ED-7 – Encourage community groups to define specific types of commercial, retail and professional business.
- ED-8 – Encourage home businesses.
- Ed-12 – Modify commercial zoning to require that mixed-use buildings be designed to accommodate commercial uses along arterial street frontages.
- CD-3 – Encourage planning of local hubs for provision of services and gathering places.
- CD-9 – Use medium to low-density multi-family units as transitional areas from high-density residential or commercial properties to single-family homes.
- CD-12 – Establish rules and incentives that ensure actions occur in a manner that is consistent with the community's vision while still promoting and providing incentives for redevelopment.

Commissioner Behrens said he was impressed with how well the subarea plan was written. He observed that while the members of the CAC are in general agreement as to what they want to see in their neighborhood, there is some disagreement about how to implement the policies and goals identified in the plan. It appears that most of the controversy is associated with the southeast corner. The planned area concept would allow a process for addressing all of the issues and concerns to the satisfaction of all parties. They should keep the CAC's vision in mind (functional businesses, additional housing, community gathering place, etc.) as they move forward. If they use a piecemeal approach and allow each property owner to propose a rezone, the end result will not likely be what the community envisions. They need to create zoning and development opportunities that result in the types of businesses the CAC talked about as appropriate for the neighborhood. Ms. Redinger noted that because much of the southeast corner is under single ownership, it would be very important to obtain feedback from the property owners as part of any future planned area discussion.

Commissioner Kaje said it would be very useful to provide guidance to the City Council that the planned area concept is one option that could be explored in the future for redevelopment of the portion of the southeast corner that is currently under single-ownership if it comes up. However, at this time, he is not comfortable saying that all or part of the area should be designated as a planned area. Commissioner Behrens agreed the Commission should recommend that the planned area option be considered and pursued, if possible. However, he recognized this would not be the only option for the property.

Mr. Tovar reminded the Commission that they could forward the subarea plan to the City Council with a recommendation that it not become effective until the implementing zoning is in place. This would allow the Commission time to consider the planned area option as one zoning tool to implement the goals and policies in the CAC's Report and address other zoning issues before the subarea plan becomes effective.

Ms. Redinger said the CAC never talked about the planned area concept as a zoning tool. Mr. Tovar explained that the planned area concept is a development regulation tool that consists of writing a zoning designation that is unique and appropriate for application to a discrete part of the City. It would provide an opportunity to use the substantive recommendations and concerns embodied in the CAC's report as the direction to write code for that particular zone. Chair Wagner summarized that the current zoning regulations require setbacks between lot lines, etc., which could potentially discourage someone from developing a slightly larger building with a smaller footprint that is set away from the solar access, etc. A planned area would allow for creative development choices for a particular area. Mr. Tovar reminded the Commission that the subarea plan is intended to be aspirational and should describe what the City wants to achieve in as much detail as possible, understanding that the actual zoning tools would come after, based on direction provided in the narrative of the subarea plan.

Commissioner Behrens asked if it would be inappropriate for the subarea plan to include a statement that the planned area concept should be considered for a portion of the subarea. Mr. Tovar said it would be appropriate to identify the concept as something that should be explored. However, they should not limit the property to this one zoning option. The language should provide enough flexibility and detail to implement the policy statements.

Commissioner Kuboi explained that not including a specific policy related to the planned area concept would not preclude staff from considering the option in the future. No implementation tool would be explicitly precluded by anything that is in the draft subarea plan. He suggested the Commission not spend a lot of time talking about zoning issues now. These decisions will be addressed by staff and stakeholders who are working on projects in the future. He recalled the Central Shoreline Subarea Plan and reminded the Commission that the more specificity they put into the subarea plan, the more opportunity there will be for individuals to disagree. If the language maintains a comfortable general level that everyone can agree on, they can move the document forward for adoption as quickly as possible.

Commissioner Broili said he sees the subarea plan as a vision for the future, and should not discuss the specific details related to its implementation. These decisions would be made at a later date. The CAC's report has defined where they want to go, and he is ready to accept the report because it gives good, general direction. It will provide a starting point on which future zoning and other decisions can be based. Commissioner Kuboi concurred.

**COMMISSIONER BROILI MOVED TO RECOMMEND APPROVAL OF THE SOUTHEAST NEIGHBORHOODS SUBAREA PLAN AND COMPREHENSIVE LAND USE MAP AS PROPOSED BY STAFF IN EXHIBIT #1, WITH ADDITIONAL COMMISSION AMENDMENTS. COMMISSIONER PIRO SECONDED THE MOTION.**

Commissioner Piro said he believes the current proposal represents basic agreement, and many of the points of dispute are related to future discussions. However, he would support a phased approach that allows the Commission to address zoning and development regulation issues before the subarea plan becomes effective.

Commissioner Kuboi observed that the CAC and staff spent a lot of time and effort to come up with a well-considered product. He cautioned against spending too much time tinkering and second guessing, allegedly under the guise of improving the document. He expressed concern that future CAC's could become discouraged from spending a significant amount of time creating a document for self-acclaimed experts to tinker with. Chair Wagner pointed out that Commissioner Pyle had the same sentiment, and she agreed. However, there are some editorial issues that should be addressed before the document is forwarded to the City Council.

Commissioner Kaje observed that many of the policy statements are, by nature, more fitting as potential citywide policy statements. They do not fit well into the limitations of a subarea plan. Mr. Cohn said that, in his experience, some policies found in subarea plans are eventually adopted into comprehensive plans as citywide policies. Subarea plans can be used as pilot areas for trying new ideas.

Commissioner Kaje referred to PR4, which says, "*As the population increases, establish target metrics for park space per capita and ensure that parks development and funding keep pace with development.*" While he agrees with the sentiment contained in this policy, he suggested this policy statement should apply citywide rather than on a neighborhood basis. Mr. Tovar agreed that if someone were to read this policy statement, they would think they were looking at a citywide policy document. He suggested the Commission consider removing this policy from the subarea plan and place it in their parking lot of items to move forward to the City Council as separate recommendations. He agreed that, as currently drafted, this policy statement is not a good fit for the subarea plan.

Commissioner Broili said he would support moving the policy out of the subarea plan, but he does not want to place it in a parking lot of issues that get postponed as time goes by. As has been pointed out numerous times, the City is way behind the curve on parks. He would like to forward a recommendation to the City Council as soon as possible. Mr. Cohn suggested that the Commission's forwarding letter to the City Council could identify policies that they believe are good ideas, but not necessarily appropriate on a subarea basis. They could ask the City Council to consider making them citywide policies. He reminded the Commission that they would have an audience with the City Council at the joint meeting on April 12<sup>th</sup>.

Commissioner Piro suggested the policy remain in the subarea plan, but perhaps it could be contextualized for the subarea. They could also include a recommendation to the City Council that it is an issue of citywide importance that needs attention. Commissioner Kaje said there may be some policies that should be pulled from the subarea plan, but with a very strong statement for the City Council to address it on a citywide basis. It may be possible to bring other policies into the context of the subarea plan with minor edits.



**COMMISSIONER BEHRENS MOVED THE COMMISSION ADD AN ADDITIONAL POLICY LU11 TO READ: “CONSIDER ENCOURAGING THE DEVELOPMENT OF A GATEWAY PROJECT AT NORTHEAST 145<sup>TH</sup> STREET AND BOTHELL WAY THAT UTILIZES A PLANNED AREA CONCEPT.”**

Commissioner Behrens pointed out that this property is the southeast gateway into the City of Shoreline. Vice Chair Perkowski asked if Commissioner Behrens would be in favor of further defining the area referenced in the motion. Commissioner Behrens said he was specifically referring to the area that has been defined as the mixed-use zone that abuts Northeast 145<sup>th</sup> Street and Bothell Way. Commissioner Kuboi asked Commissioner Behrens to describe the functional purpose of the gateway besides signage. He noted that if you go north on Bothell Way from this location you will be out of the City in a short time. The idea of a gateway in this location would be odd because it skirts the City in both directions. Commissioner Behrens pointed out it is a major arterial intersections that handles the largest volume of traffic coming into the City. Commissioner Kuboi asked if Commissioner Behrens was thinking of a sign to identify the entrance to the City or a signature development that would require a significant investment by the developer. Commissioner Behrens said his concept of a gateway project would include development, but could also include signage. He said he would like to see the area developed. Commissioner Piro pointed out that, historically, the City has used the term “gateway” for some sort of entrance treatment. However, Commissioner Behrens is talking about a district planning project. Commissioner Kuboi noted that the term “gateway” has also been used in a larger context with the Central Shoreline Subarea Plan.

**COMMISSIONER KAJE SECONDED THE MOTION FOR PURPOSES OF DISCUSSION.**

Commissioner Kaje suggested the motion be amended to remove the gateway project terminology and get at the idea that they want to flesh out the vision expressed in the subarea plan the mixed-use polygon shaped property in the southeast corner of the subarea.

Commissioner Broili said he would not support the motion on the floor. Again, he pointed out that zoning issues can be addressed after the subarea plan has been adopted. While he does not disagree with the concept the motion puts forward, he does not believe it is the appropriate way to deal with it.

**COMMISSIONER BEHRENS WITHDREW HIS MOTION.**

**COMMISSIONER KAJE MOVED TO AMEND POLICY H4 TO READ: “INCREASE HOUSING STOCK THAT ATTRACTS NEW FAMILIES RESIDENTS BY APPEALING TO A DIVERSITY OF BUYERS’ AND RENTERS’ INTERESTS, INCLUDING:**

- **ENERGY EFFICIENCY**
- **PARKING OPTIONS**
- **DENSITY/SIZE/FAR**
- **PRIVATE/SHARED OUTDOOR OPEN SPACE**
- **AFFORDABLE/QUALITY/SUSTAINABLE BUILDING MATERIALS AND CONSTRUCTION PRACTICES**

- **MULTI-FAMILY/MULTI-GENERATIONAL/SINGLE-FAMILY HOUSING OPTIONS**
- **ACCESSORY DWELLING UNITS**
- ~~**BALANCE RENTAL AND OWNERSHIP OPTIONS**~~
- **ADAPTABILITY**

**COMMISSIONER PIRO SECONDED THE MOTION.**

Commissioner Kaje said he is unclear about what “*balance rental and ownership options*” means. However, he values the goal that they are not trying to craft the subarea for buyers only. Capturing buyers and renters who are potentially interested in diverse housing options is certainly what the City’s Housing Strategies supports. The changes he suggested are more consistent with the Housing Strategy already in place and also capture the intent of the subarea plan proposal. Commissioner Piro concurred with Commissioner Kaje’s observations.

**THE MOTION CARRIED UNANIMOUSLY.**

**COMMISSIONER BEHRENS MOVED TO AMEND H9 TO READ: “CONSIDER ADDING LANGUAGE TO THE DEVELOPMENT CODE TO ENCOURAGE RIGHT-SIZED HOUSING.”**  
**COMMISSIONER KAJE SECONDED THE MOTION.**

Commissioner Broili said he has a problem with either term. At what point does a house become a megahouse or right-sized house. While he does not disagree with the concept, the language must better define the terms. Commissioner Behrens observed that “megahouse” can mean a lot of different things. Commissioner Kaje suggested that perhaps this policy would be more appropriate as a citywide policy. Ms. Redinger pointed out that the CAC Report defines the term “megahouse” as a structure that is out of proportion to the size of the lot on which it is built or the scale of housing in the existing neighborhood.” Commissioner Kaje noted that the Commission also received written correspondence about how to define megahouses based on the floor to area ratio. Commissioner Broili agreed with Commissioner Kaje that this policy should be addressed as a citywide issue.

**COMMISSIONER BEHRENS AMENDED HIS MOTION TO DELETE POLICY H9 (“CONSIDER ADDING LANGUAGE TO THE DEVELOPMENT CODE TO RESTRICT DEVELOPMENT OF “MEGAHOUSES.”) AND NOTE THAT IT IS AN ISSUE THE CITY COUNCIL SHOULD ADDRESS CITYWIDE. COMMISSIONER KAJE ACCEPTED THE AMENDMENT.**

Chair Wagner reminded the Commission that she, Commissioner Kuboi, Commissioner Kaje, and Commissioner Behrens participated on the Housing Strategy CAC, where they struggled with the issue of “megahouses,” as well. She agreed that this is a bigger issue than this one subarea.

**THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Behrens noted that the Commission discussed Policy H11 at the last hearing, and they agreed there was no clear idea about what the obstacles were. Commissioner Kaje pointed out that there

are different permitting requirements for group homes, depending on the size and the zone in which the use is located. However, he is still not sure about the intent of the CAC recommendation because there are different obstacles depending on how the area is zoned. Ms. Redinger said this policy was specifically intended to allow an increase in impervious surfaces for accommodating Americans with Disabilities Act (ADA) requirements. Generally, the policies encourage smaller footprints and slightly taller heights for stormwater issues. However, the tradeoff for accessibility is a more spread out footprint. Commissioner Broili cautioned that the City does not need to give up permeability to accommodate the ADA requirements. Ms. Redinger said stormwater regulations no longer distinguish between permeable and impermeable materials. It does not matter if a ramp is built out of pervious concrete or a structure has a green roof, it is still considered hardscape.

Commissioner Kaje cautioned that if this is a unique development code concern, it should be dealt with as an exception in the Development Code. Mr. Tovar agreed the policy could be removed from the subarea plan and the issue could be addressed as a code amendment. He reminded the Commission that they would be reviewing their work program on April 12<sup>th</sup> at their joint meeting with the City Council. Many of these issues could be captured as part of items that are already on the Commission's work program.

**COMMISSIONER BEHRENS MOVED THE COMMISSION DELETE POLICY H11 (REMOVE OBSTACLES OF ADULT FAMILY HOMES IN RESIDENTIAL DISTRICTS) AND NOTED THAT IT SHOULD BE ADDRESSED AS A DEVELOPMENT CODE FIX. COMMISSIONER KAJE SECONDED THE MOTION.**

Commissioner Behrens commented that if they can't make the language functional and clear, then the policy does not belong in the subarea plan. Commissioner Kaje said he understands and appreciates the intent of Policy H11, but he felt the issue should be dealt with citywide via the development code. The remainder of the Commission concurred.

**THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Piro referred to Exhibit 16 (proposals from the Paramount Park Neighborhood Group), and suggested the Commission consider these proposals as they review the subarea plan and the City's Comprehensive Plan in general. He noted that some of the proposals are not necessarily subarea specific. He particularly asked staff to react to the group's proposed Policy T12 (*"Consider improving connections to cross-park corridor at Paramount Park Natural Area for pedestrian and bike transportation options"*). He asked if this option was discussed by the CAC. Ms. Redinger questioned the definition of the term "cross-park corridor." It is not something that was talked about specifically by the CAC. Commissioner Piro said his understanding of the proposed policy is that there should be connections within the park to the City's bicycle/pedestrian network. Chair Wagner noted the City's Comprehensive Plan already includes language to address connectivity. Commissioner Piro said he would not be against calling out the need for connections and improvements in the subarea plan, as well. Commissioner Broili said there is an existing path that crosses from east to west about mid park. Ms. Redinger said Ms. Way just clarified that the map shows an outline of the road where Northeast 148<sup>th</sup> Street would go through Paramount Park.

Commissioner Kaje recalled from the recent walk through of the area that there is an existing, muddy path through the area. His interpretation of the proposed policy is that this path should be improved. Commissioners Piro and Broili both agreed and indicated they would support the policy. Ms. Redinger questioned if this policy would be more appropriately placed in the Transportation and/or the Parks, Recreation and Open Space Master Plan. She noted that the project would have to be identified in one of the two master plans in order to receive funding through the Capital Improvement Program. Commissioner Kaje said he understands the funding issue, but this type of local perspective, knowledge and recommendation is appropriate to include in the subarea plan with the understanding that the project would have to be adopted into a master plan before it could be implemented.

Ms. Redinger referred to PR7 in the proposed subarea plan, which reads, *"Upgrade the path over Little's Creek in Paramount Open Space to provide a more permanent solution to the extremely muddy condition during wet weather. The path is a primary connection between the east and west sides of the Ridgecrest neighborhood."* The Commission agreed that PR7 adequately addresses the issue, so there would be no need to add the group's proposed T12.

**COMMISSIONER KAJE MOVED TO AMEND POLICY T5 TO READ: *"IMPLEMENT TRAFFIC CALMING MEASURES ON LOCAL STREETS BETWEEN NORTHEAST 145<sup>TH</sup> AND NORTHEAST 150<sup>TH</sup> STREETS, AS WELL AS OTHER LOCAL ROADWAYS TO IMPROVE SAFETY AND REDUCE CUT-THROUGH TRAFFIC."* COMMISSIONER PIRO SECONDED THE MOTION.**

Commissioner Behrens questioned if this motion would include all of the streets in the subarea that are between Northeast 145<sup>th</sup> and Northeast 150<sup>th</sup> Streets, or would there be a limit on the east/west designation, as well. Commissioner Kaje reminded the Commission that the intent of the subarea plan is to provide policy guidance. When implementing the plan, the City would identify the cut-through and safety issues and prioritize the traffic calming measures. Nothing about the proposed policy would require the City to provide traffic calming measures everywhere within the subarea. Ms. Redinger pointed out that the neighborhood and traffic engineers met together to create a traffic calming plan, which identifies where the improvements should go, the time frame, and budget. She suggested the traffic engineers might not support Policy T5 as currently written.

Commissioner Broili said he would assume there are issues the CAC was trying to address with Policy T5. Mr. Cohn said the CAC's concern was cut-through traffic in the southeast corner of the subarea. Commissioner Kaje said he did not realize the policy was intended to be limited to a specific area, and he would not support an amendment that limits the measures to specific streets. He said the purpose of his amendment was to react to the fact that traffic calming devices would not be appropriate on all streets within the subarea. He said he would prefer to act on the motion that is on the table. An additional motion could be made later to modify the policy further.

Commissioner Behrens asked if it would be possible to word the policy to recommend the calming devices that are identified in the existing traffic report. Mr. Tovar suggested the motion could be amended to say "priority local streets." The Commission agreed that would be appropriate.

**COMMISSIONER KAJE AMENDED HIS MOTION TO CHANGE POLICY T5 TO READ: "IMPLEMENT TRAFFIC CALMING MEASURES ON PRIORITY LOCAL STREETS BETWEEN NORTHEAST 145<sup>TH</sup> AND NORTHEAST 150<sup>TH</sup> STREETS, AS WELL AS OTHER LOCAL ROADWAYS TO IMPROVE SAFETY AND REDUCE CUT-THROUGH TRAFFIC." COMMISSIONER PIRO AGREED TO THE AMENDMENT.**

Commissioner Behrens asked if it would be appropriate to delete "between Northeast 145<sup>th</sup> and Northeast 150<sup>th</sup> Streets." Mr. Cohn noted that the traffic study covered much of the Briarcrest Area, which extends to the north of Northeast 150<sup>th</sup> Street. Commissioner Piro pointed out that last part of the policy refers to all other local roadways within in the subarea.

**THE MOTION CARRIED 6-0-1, WITH COMMISSIONER BEHRENS ABSTAINING.**

Commissioner Behrens said he is not opposed to the concept contained in T5, but he does not believe the language is specific enough.

**CHAIR WAGNER MOVED TO AMEND POLICY PR1 TO READ: "SUPPORT DEVELOPMENT OF A TRAIL/DESIGNATED PATHWAY CONNECTING THE INTERURBAN TRAIL AND THE BURKE-GILMAN TRAIL WITH PARAMOUNT PARK (UPPER AND LOWER), HAMLIN PARK, SOUTH WOODS PARK, AND JACKSON PARK, AND TO THE BURKE-GILMAN TRAIL." COMMISSIONER PIRO SECONDED THE MOTION.**

Chair Wagner pointed out that the proposed amendment would clarify and enhance the intent of the policy. She noted that the amendment was discussed earlier by the Commission and was also a point of discussion during a previous public hearing.

**THE MOTION CARRIED UNANIMOUSLY.**

**COMMISSIONER KAJE MOVED TO DELETE POLICY PR4 ("AS THE POPULATION INCREASES, ESTABLISH TARGET METRICS FOR PARK SPACE PER CAPITA AND ENSURE THAT PARKS DEVELOPMENT AND FUNDING KEEP PACE WITH DEVELOPMENT") AND REFER IT TO THE PARKS DEPARTMENT FOR THE PARKS, RECREATION AND OPEN SPACE PLAN. COMMISSIONER PIRO SECONDED THE MOTION.**

Commissioner Kaje said he has done the math for the City's current park acreage in and near various neighborhoods and found the area is not "park poor" relative to other neighborhoods but the City as the whole lags behind others of its size. He felt the issue should be addressed on a citywide basis. Commissioner Piro concurred. A citywide policy would address the park needs for the Southeast Neighborhoods, as well as all other neighborhoods in the City.

Vice Chair Perkowski said he expressed a concern about Policy PR4 at the previous hearing for similar reasons as those expressed by Commissioners Kaje and Piro. In addition, the language is too vague and is not clear that it is asking for more parks per capita than what currently exists. Commissioner Piro

suggested that when this policy is eventually transmitted to the City Council, they should make it clear that the intent of the policy is to identify existing deficits and increase park space in those areas.

**THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Piro referred to the Paramount Park Neighborhood Group's proposal (Exhibit 16) to add a new Policy ED13 to read, *"Support development of opportunities through innovative and creative technologies by permitting business uses for research and development, design and environmental concepts to provide potential sites for family wage 'green jobs.'"* He said that while he does not disagree with the intent of the policy, he felt it would be more appropriate to make it a citywide policy at some point in the future.

**COMMISSIONER KAJE MOVED TO DELETE POLICY ED4 (*"INCREASE ACCESS TO LOCALLY-MADE PRODUCTS AND LOCALLY-GROWN FOODS."*) AND NOTE THAT IT IS AN ISSUE THE CITY COUNCIL SHOULD ADDRESS CITYWIDE. COMMISSIONER BROILI SECONDED THE MOTION.**

Commissioner Kaje said the intent of this policy should not apply to just the Southeast Neighborhoods Subarea. It should be a more general citywide policy.

**THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Piro referenced Policy ED4 (*"Inventory and promote the SE Subarea resources and opportunities, such as redevelopment at Shorecrest, Public Health Labs, Fircrest, etc."*) of the proposed subarea plan. He suggested that for good form, there should never be a policy that uses the word "etc." The Commission agreed that "etc." should be removed from the policy.

**COMMISSIONER KAJE MOVED TO DELETE POLICY ED6 (*"IN ACCORDANCE WITH MANDATES OF THE GROWTH MANAGEMENT ACT AND THE PUGET SOUND REGIONAL COUNCIL'S RECOMMENDED STANDARDS, BE ATTENTIVE TO CONCURRENCY REQUIRMENTS REGARDING JOB CREATION RELATIVE TO DEVELOPMENT."*) AND NOTE THAT IT IS AN ISSUE THE CITY COUNCIL SHOULD ADDRESS CITYWIDE. COMMISSIONER PIRO SECONDED THE MOTION.**

Again, Commissioner Kaje felt this policy would be more appropriate as a citywide policy in the Comprehensive Plan. Mr. Tovar and Commissioner Piro pointed out that being attentive to concurrency requirements regarding job creation relative to development is not a requirement of the Growth Management Act or the Puget Sound Regional Council's recommended standards.

Commissioner Behrens observed that almost all of the Economic Development Policy recommendations should probably be applied citywide. Commissioner Piro noted that some of the policies have a special focus for the subarea. Commissioner Kaje agreed that many could have applicability elsewhere, but his assumption is that many were selected to be applied specifically to the subarea. For example, Policy ED9 (*"Attract neighborhood businesses with support from the Economic Development Advisory*

*Committee that could be sustained by the community.”)* is asking for businesses into the subarea. The CAC also believes that it is appropriate to encourage Policy ED8 (*“Encourage home-based business within the parameters of the residential zoning to bolster employment without adverse impact to neighborhood character.”*) for this particular subsection. He felt these policies were appropriate to leave in the subarea plan. Ms. Miranda reminded the Commission that the policies would translate into development code at some point. Some of the policies could be adopted as pilot regulations for the subarea.

#### **THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Piro referred to the Paramount Park Neighborhood Group’s recommendation to add a new Policy CD14 to read, *“Work with community groups, neighborhoods and outside experts to promote “community gardens” for production of food and recreation.”* He recalled the earlier discussion that generalized language about food production might be more appropriate as a citywide policy. However, this proposed policy could have particular application in the subarea. He asked if the idea of community gardens was discussed by the CAC. Ms. Redinger answered that she felt the CAC would be comfortable adding the policy.

**COMMISSIONER PIRO MOVED TO ADD NEW POLICY CD14 TO READ: “WORK WITH COMMUNITY GROUPS, NEIGHBORHOODS AND OUTSIDE EXPERTS TO PROMOTE “COMMUNITY GARDENS” FOR PRODUCTION OF FOOD AND RECREATION.” COMMISSIONER BROILI SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

**COMMISSIONER PIRO MOVED TO LOCATE THE NATURAL ENVIRONMENT SECTION AT THE BEGINNING OF THE SOUTHEAST NEIGHBORHOODS SUBAREA PLAN. COMMISSIONER BROILI SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Broili referred to Policy NE9 (*“More accurately map the groundwater system and the locations of covered streams in Ridgecrest to allow a better understanding of the hydrology of the area and its wetland characteristics.”*) and expressed his belief that it is important to have a complete understanding of the hydrology of any given area, including both the natural hydrology and the infrastructure. Commissioner Piro asked staff to provide clarification about the problems Policy NE9 is intended to address. He also questioned if the problems are unique to the Southeast Neighborhoods. Ms. Redinger said the City does not have extensive groundwater mapping of any neighborhoods in the City, but University of Washington students are working on this project. She said staff talked a lot with the City’s Environmental Services Surface Water Manager about the existing groundwater systems, but she does not have the technical expertise to answer where the data gaps are and what information is available.

Commissioner Broili pointed out that Little’s Creek is one of the few creeks in the City, and it flows through the subarea. He recalled that concern has been raised previously regarding the existing stormwater and flooding issues. He felt it would be appropriate to discuss whether this policy should



remain in the subarea plan or become a citywide policy at some point in the future. Mr. Tovar said it would be appropriate to include the policy in the subarea plan because it would not over commit what the City can actually do and it provides a statement of intent.

Commissioner Piro suggested the policy be changed to read, *"Develop the technical resources for better understanding the groundwater system."* The issue is more than just creating a map, but also creating understanding of the analysis of the system.

Commissioner Behrens recalled that Commissioner Broili earlier raised an issue about the existing groundwater problems in the area. He suggested the policy be worded to expressly address stormwater issues through capital improvements. He recommended the language be changed to read, *"Identify current problems with surface water management and recommend capital improvement projects to address them."* Commissioner Piro said he likes the idea of there being an outcome as a result of the policy. It is important to develop resources for better understanding and to correct the problems. However, recommending capital improvement projects might be too specific. Instead, it might be appropriate to recommend actions and measures to address existing problems. Mr. Tovar agreed "actions and measures" would be more inclusive.

Ms. Redinger pointed out that the Paramount Park Neighborhood Group's recommendation for Policy NE9 also includes the Briarcrest Neighborhood as well as Ridgecrest. Commissioner Kaje recommended that the "Ridgecrest" be replaced with "the subarea." He said he did not believe the policy was intended to apply to just Ridgecrest. The remainder of the Commission concurred. They also identified additional changes to make the language more clear.

**COMMISSIONER PIRO MOVED TO AMEND POLICY NE9 TO READ: "DEVELOP TECHNICAL RESOURCES FOR BETTER UNDERSTANDING OF OVERALL HYDROLOGY, MORE ACCURATELY MAP THE GROUNDWATER SYSTEM AND THE INCLUDING THE LOCATIONS OF COVERED STREAMS IN RIDGECREST THE SUBAREA, AND RECOMMEND ACTIONS AND MEASURES TO ADDRESS EXISTING STORMWATER DRAINAGE PROBLEMS TO ALLOW A BETTER UNDERSTANDING OF THE HYDROLOGY OF THE AREA AND ITS WETLAND CHARACTERISTICS." COMMISSIONER BROILI SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Kaje asked staff to explain the relationship or overlap between Policies NE5 (*"Support creation of contiguous ecosystems through a designation of "green corridor," as a public/private partnership."*) and NE14 (*"Designate the area between Seattle's Jackson Park and Hamlin Park as a potential "green corridor" to provide a contiguous ecosystem for wildlife."*) Both talk about green corridors. He recalled the Commission received an email that pointed out that Policy NE5 was not meant to specifically reference Jackson and Hamlin Parks. Instead, it was intended to provide an explanation of the contiguous belt. Ms. Redinger said the CAC's overall recommendation was to look at opportunities to create more green corridors and habitat systems. She suggested the two policies could be merged.

Commissioner Broili observed that Policy NE4 (*"Link green open spaces within subarea and then link them to those outside subarea to create trails."*) and Policy NE5 are more human oriented. Policy NE14 is more related to wildlife corridors. Commissioner Piro offered that "ecosystem" would include wildlife habitat. Commissioner Broili suggested the language should make it clear that habitat should be considered as part of the policy. Commissioner Kaje referred to Ms. Strom's comment that the specific green corridor being recommended would link Jackson Park to Paramount Park and east to Hamlin Park. The idea is that all three should be linked. Mr. Cohn agreed that was the CAC's intent.

**COMMISSIONER KAJE MOVED TO MERGE POLICIES NE14 AND NE5 TO READ: "SUPPORT CREATION OF CONTIGUOUS ECOSYSTEMS, WITH ATTENTION TO WILDLIFE HABITAT, THROUGH DESIGNATION OF A "GREEN CORRIDOR," AS A PUBLIC/PRIVATE PARTNERSHIP, INCLUDING THE AREA BETWEEN SEATTLE'S JACKSON PARK, PARAMOUNT PARK AND HAMLIN PARK." COMMISSIONER BROILI SECONDED THE MOTION.**

Vice Chari Perkowski suggested the word "designation" be replaced with "development." Designation would mean the City could just declare it as a green corridor, but development would imply that that it would require some additional work to create a contiguous ecosystem. Chair Wagner recalled that the Commission also had some discussion about how the concept should be designated on the Comprehensive Plan Map and what the implications would be.

**COMMISSIONERS KAJE AND BROILI ACCEPTED THE FRIENDLY AMENDMENT TO CHANGE THE LANGUAGE TO READ, "SUPPORT CREATION OF CONTIGUOUS ECOSYSTEMS, WITH ATTENTION TO WILDLIFE HABITAT, THROUGH DEVELOPMENT OF A "GREEN CORRIDOR," AS A PUBLIC/PRIVATE PARTNERSHIP, INCLUDING THE AREA BETWEEN SEATTLE'S JACKSON PARK, PARAMOUNT PARK AND HAMLIN PARK." THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Kaje said he supports the goal of making greater use of volunteer organizations for habitat restoration (Policy NE10), but he suggested the policy could be applicable citywide. He would also be comfortable maintaining the policy as part of the subarea plan, but the language should be changed to correctly identify the Department of Fish and Wildlife. Commissioner Piro asked staff to share whether Policy NE10 was intended to promote backyard habitat in the neighborhood. Ms. Redinger said there are a number of ways in which volunteers would be helpful. On a citywide basis, staff is trying to determine how to better utilize volunteers. The main issue is not the shortage of volunteers, but only a portion of one staff person's time is dedicated to volunteer coordination. Commissioner Piro suggested the policy could focus more on advancing programs for backyard habitat in the Southeast Neighborhoods Subarea, as well as neighborhood volunteers for habitat restoration. Otherwise, he agreed with Commissioner Kaje that the policy should be deleted and considered in the future as a citywide policy. Ms. Redinger pointed out that Policy NE7 (*"Create incentives to encourage enhancement and restoration of wildlife habitat on both public and private property through existing programs such as the backyard wildlife habitat stewardship certification program."*) addresses the issue of backyard habitat restoration.

**COMMISSIONER KAJE MOVED TO DELETE POLICY NE10 ("MAKE GREATER USE OF VOLUNTEERS FOR HABITAT RESTORATION BY USING PROGRAMS ALREADY IN PLACE THROUGH ORGANIZATIONS AND AGENCIES SUCH AS THE WASHINGTON STATE DEPARTMENT OF WILDLIFE AND FISHERIES.") AND NOTE THAT IT IS AN ISSUE THE CITY COUNCIL SHOULD ADDRESS CITYWIDE. COMMISSION PIRO SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY. (Note: Commissioner Broili had stepped out of the room at the time of voting.)**

**COMMISSIONER KAJE MOVED TO AMEND POLICY NE11 TO READ: "AS PART OF THE PROCESS OF REVISING THE CITY'S TREE CODE, CREATE INCENTIVE TO PLAN ALL REMODEL AND NEW DEVELOPMENT AROUND SUBSTANTIAL TREES AND GROVES OF TREES TO PRESERVE TREE CANOPY." COMMISSIONER BEHRENS SECONDED THE MOTION.**

Chair Wagner questioned whether or not Policy NE11 would be more appropriate as a citywide policy. Commissioner Kaje noted that the CAC specifically called for this policy, so it would be appropriate to keep it as part of the subarea plan. Commissioner Piro suggested that the policy could remain in the subarea plan, but it could also be considered as a citywide policy at some point in the future. Vice Chair Perkowski asked if the clause "*as part of the process of revising the City's tree code,*" would limit the policy to the City's tree code revisions.

**COMMISSIONER PIRO OFFERED A FRIENDLY AMENDMENT TO CHANGE POLICY NE 11 TO READ: "CREATE INCENTIVE TO PLAN ALL REMODEL AND NEW DEVELOPMENT AROUND SUBSTANTIAL TREES AND GROVES OF TREES TO PRESERVE TREE CANOPY," AND NOTE THAT THE ISSUE IS SOMETHING THE CITY COUNCIL SHOULD ADDRESS CITYWIDE, AS WELL. COMMISSIONERS KAJE AND BEHRENS AGREED TO ACCEPT THE FRIENDLY AMENDMENT. THE MOTION, AS AMENDED, CARRIED UNANIMOUSLY.**

The Commission noted the lateness of the hour and questioned if they would be able to complete their review of the proposed land use map or if it would be appropriate to continue their deliberations to a future date. Chair Wagner pointed out that most of the public comments were related to the CAC's proposed zoning map, and not the actual land use map.

Commissioner Behrens asked Mr. Peach if there was significant agreement amongst the CAC regarding the proposed land use map, or were most of the contentious issues related to the zoning map. Mr. Peach said the zoning map was used to create the vision in the CAC's report. They actually layered the Comprehensive Plan Land Use Map colors over the zoning map. Ms. Redinger added that there is agreement between the minority report and majority report maps in that both of the areas are mixed use. The difference is in the specifics of the zoning. Perhaps the subarea area plan language could be amended to include any of the zoning identified in the minority and majority reports as appropriate for the areas identified as mixed use on the land use map. She emphasized there is not a dispute about whether or not the area should be mixed use; the issue is related to the level of intensity.

Mr. Peach referred to the intersection at 15<sup>th</sup> Avenue Northeast and Northeast 145<sup>th</sup> Street, and noted that the CAC's zoning map identifies a transition from heavier to lighter density, but the transition is not illustrated on the proposed land use map. The zoning map was intended to grasp the CAC's vision, but the land use designation can mean anything from R-48 to R-18.

Chair Wagner requested clarification from staff about whether the designations on the proposed land use map are consistent with the current Comprehensive Plan designations. She also asked if they were intending to propose additional language. Mr. Cohn said that if the Commission wants the maps to be more granular in nature, they should provide additional direction to staff. If that is the case, they would not likely finish their deliberations regarding the land use map tonight.

COMMISSIONER PIRO MOVED FOR ADOPTION OF THE LAND USE MAP. COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Piro said he is very satisfied with the explanations provided by staff and Mr. Peach that most of the discrepancies are related to the zoning map and not the land use map. Given the more generalized nature of the Comprehensive Plan Map and that it allows for additional detail and refinement to take place as part of future development regulations and zoning, the proposed land use map adequately represents the intent of the CAC's report, as well as the policies outlined in the proposed subarea plan. Commissioner Broili agreed with Commissioner Piro that there is additional work to be done, but it can happen later as part of development code and zoning work. The proposed land use map accurately reflects the CAC's intent.

Commissioner Kaje asked Mr. Tovar to remind the Commission of their earlier discussion about the potential park expansion at the south end of the Paramount Park Open Space. Mr. Tovar said that the proposed land use map identifies this property as "park." However, he reminded the Commission that the City has already received an application (Plateau at Jackson) for a final plat for this particular piece of property, and it is extremely likely the property will be developed as single-family homes. If this does not happen, the best way to express the City's interest in ultimately acquiring a portion or all of the property as a park might be to show a broken green line around it, but leave the existing underlying designation (low-density residential) intact. The Comprehensive Plan could also provide narrative to describe the City's long-term interest in potentially acquiring the property. He emphasized that the City does not have the ability to obtain public land merely by identifying it in the Comprehensive Plan as such.

Commissioner Broili pointed out that the City still has control over the right-of-way to provide some connectivity to Jackson Park. Mr. Tovar said that, assuming that the Plateau at Jackson is built, there may be some opportunity with the rights-of-way on either side of the development to create the type of connectivity discussed in the subarea plan. Commissioner Broili reminded the Commission that Little's Creek is located immediately to the west of the property.

Commissioner Piro recalled that when the Commission reviewed the application for the Plateau at Jackson Project, they clearly saw the benefits associated with acquiring the property for a public use, but that was not an option for the Commission to consider at the time. They discussed doing what they

could to encourage the siting of the subdivision to take into account the ecological connection, as well as providing opportunities for some physical trail connections. He emphasized that designating the property as "park" in the Comprehensive Plan would not make the subdivision go away. Mr. Tovar agreed the property owner has a vested right to develop the plat as approved. The purpose of showing the property as a potential park is to allow the City the option of purchasing one or more of the lots if the vested application is never exercised. The fact that there will likely be a plat recorded and lots developed does not mean it would be fruitless to show the property as a potential park.

The Commission agreed it would be appropriate to identify the property with a broken green line around it, but leave the existing underlying designation (low-density residential) intact. Narrative should be added to the Comprehensive Plan to describe the City's long-term interest in potentially acquiring the property. They emphasized that Policy NE5 (*"Support creation of contiguous ecosystems, with attention to habitat, through designation of a "green corridor," as a public/private partnership, including the area between Seattle's Jackson Park, Paramount Park and Hamlin Park."*) also addresses the issue.

**COMMISSIONER PIRO MOVED TO AMEND THE MOTION TO CHANGE THE LAND USE MAP LEGEND FOR THE "PARK EXPANSION" DESIGNATION AS WELL AS LIST THE UNDERLYING ZONING FOR PARCELS UNDER THIS DESIGNATION, AND TO ADD TEXT TO THE SUBAREA PLAN UNDER THE NATURAL ENVIRONMENT SECTION TO READ: "THE CITY HAS AN INTEREST IN ACQUIRING LANDS ADJACENT TO PARAMOUNT PARK OPEN SPACE." COMMISSIONER BROILI ACCEPTED THE AMENDMENT TO THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

Commissioner Piro recalled that the Commission started their deliberations with the idea that they would work on the document, but it would come back for additional discussion at a later date. This would have allowed an opportunity for the public to comment on the adjustments that were made. If the Commission votes on a final recommendation now, any additional refinement and discussion would take place at the City Council level.

#### **Vote by Commission to Recommend Approval or Denial or Modification**

**THE MAIN MOTION TO RECOMMEND THE SOUTHEAST NEIGHBORHOODS SUBAREA PLAN AND COMPREHENSIVE LAND USE MAP AS PROPOSED BY STAFF IN EXHIBIT #1, AND AMENDED BY THE COMMISSION WAS APPROVED UNANIMOUSLY.**

#### **Closure of Public Hearing**

The public hearing was closed at 10:57 p.m.

#### **DIRECTOR'S REPORT**

Mr. Tovar announced that the City Council would hold a retreat on March 5<sup>th</sup> and 6<sup>th</sup> to review the ten Council Goals that were previously adopted. He noted that Goal 1 is to implement the adopted

Community Vision by updating the Comprehensive Plan and key development regulations in partnership with residents, neighborhoods and businesses. The goal contains the following items:

- Adopt the Southeast Neighborhoods Subarea Plan - just completed by the Commission.
- Appoint new residential density incentive regulations for the RB zone (now MUZ) - already completed by the Commission.
- Update the tree regulations - coming before the Commission in the near future.
- Complete Town Center Plan - coming before the Commission in the near future.
- Complete Draft Urban Design Capital Facilities and Park Elements of the Park Plan - coming before the Commission in the near future.

Mr. Tovar advised that the agenda for Commission's April 12<sup>th</sup> joint meeting with the City Council would include a discussion regarding Goal 1. Any updates that are made at the retreat would be reviewed with the Commission at that time. The Commission's upcoming work program would also be discussed. The Commission would have an opportunity to report on their progress over the past several months. He suggested the Commissioners share their thoughts with staff about specific items they would like to discuss with the City Council. Staff would summarize the submitted ideas. He noted that the Chair and Vice Chair of the Commission would meet with the Mayor and Deputy Mayor to discuss the meeting agenda prior to April 12<sup>th</sup>.

### **UNFINISHED BUSINESS**

There was no unfinished business scheduled on the agenda.

### **NEW BUSINESS**

#### **Amendment to Planning Commission Bylaws**

This item was tabled until a future agenda.

### **REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS**

Commissioner Piro reported that the February issue of the Puget Sound Regional Council's newsletter contained an article about the City of Shoreline's groundbreaking for the second mile of the Aurora Project. He provided copies of the newsletter to each of the Commissioners. He said there was a lot of excitement amongst the staff to showcase the project.

Commissioner Piro announced that he was invited to be part of a delegation (12 people) that visited heads of major Christian religious communions in Europe. They met with the Archbishop of Canterbury in London, the Ecumenical Patriarch of the Orthodox Churches in Istanbul, the Pope in Rome and finished in Geneva where they met with the General Secretaries of the World Council of Churches, the Lutheran World Federation and the World Alliance of Reformed Churches. It was a phenomenal trip, and they were treated graciously.

### **AGENDA FOR NEXT MEETING**

Mr. Cohn reminded the Commission that the March 18<sup>th</sup> meeting will start at 6:00 p.m. There are several items on the agenda, including continuation of the public hearing for the CRISTA Master Development Plan. The Commission would also discuss the joint meeting with the City Council and review the Draft Town Center Vision Statement. He agreed to contact the Chair and Vice Chair of the Commission to discuss the order of the agenda to make sure they can get through all the items.

Mr. Cohn explained that if the Commission decides to continue the CRISTA Master Development Plan hearing beyond March 18<sup>th</sup>, they could make that announcement at the end of the hearing. The hearing could be continued to March 25<sup>th</sup>, if necessary.

### **ADJOURNMENT**

The meeting was adjourned at 11:10 P.M.

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Michelle Linders Wagner  
Chair, Planning Commission

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Jessica Simulcik Smith  
Clerk, Planning Commission



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- Exhibit 2 - Citizen Advisory Committee's Subarea Plan Report, Land Use & Zoning Map**
- Exhibit 3 - Minority Report, dated January 27, 2010 & Zoning Map**
- Exhibit 4 - Comment letter from Jan Stewart dated January 27, 2010**
- Exhibit 5: Comment letters in February 4, 2010 Desk Packet received at Public Hearing**  
*(Buford Fearing, Dick Nicholson, Jeff Mann, Mark Holmes, John and Jill Davis, Elaine Solberg, and Mark Mayuga)*
- Exhibit 6: Testimony submitted from Leslie Sandberg at February 4 Public Hearing**
- Exhibit 7: Testimony submitted from Bill Bear at February 4 Public Hearing**
- Exhibit 8: Janet Way entered the Surface Water Master Plan into record as reference document**
- Exhibit 9: Janet Way entered the Thornton Creek & West Lake Washington Basins Characterization Report into the record as a reference document**
- Exhibit 10: Janet Way entered the LID Technical Guidance Manual for Puget Sound, Puget Sound Action Team - January 2005 into the record as a reference document**
- Exhibit 11: Comment letter from Roger Iino dated February 8, 2010**
- Exhibit 12: Comment letter from Sigrid Strom dated February 8, 2010**
- Exhibit 13: Comment letter from Carl Stokes Jr. dated February 11, 2010**
- Exhibit 14: Comment letter from Janet Way dated February 11, 2010**
- Exhibit 15: SEPA Checklist and DNS**
- Exhibit 16: Comment letter from Janet Way dated February 25, 2010**
- Exhibit 17: Comment letters in March 4, 2010 Desk Packet received at Public Hearing**
- Exhibit 18: Testimony submitted by Arthur Peach at March 4 Public Hearing**
- Exhibit 19: Testimony submitted by Janet Way at March 4 Public Hearing**
- Exhibit 20: Parcel map submitted by Bettelinn Brown at March 4 Public Hearing**
- Exhibit 21: The Seattle Carmel booklet submitted by Bettelinn Brown at March 4 Public Hearing**

## **Attachment 7: List of Planning Commission Public Hearing Exhibits**

**Exhibit 1 - Staff's recommended Subarea Plan**

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