

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Implementation Options for Southeast Neighborhoods Subarea Plan
DEPARTMENT: Planning and Development Services
PRESENTED BY: Joseph W. Tovar, FAICP, P&DS Director
Steve Cohn, Senior Planner
Miranda Redinger, Associate Planner

PROBLEM/ISSUE STATEMENT:

The City Council adopted the Southeast Neighborhoods Subarea Plan by unanimous vote on May 24, 2010. The next step in the process is to implement recommendations contained within the plan. Implementation will likely fall into two categories: Zoning options to implement the Comprehensive Plan designations, and Development Code amendments and other actions to implement the Policy Recommendations.

At your next meeting, staff will focus on the first category: What is the Council's direction on an approach to zoning implementation?

A discussion of alternative zoning tools has broad value—not only will it apply to the SE Neighborhoods Subarea, it will also have applicability for other items on this and next year's work programs (e.g., Town Center and potentially, Aldercrest). The Commission and Council will have an opportunity to discuss both Subarea-specific zoning tools and their potential application in other parts of the City at tonight's joint meeting.

There are a number of alternate paths or strategies to pursue, each of which has merits or limitations as zoning tools as well as different implications for how much staff time each would take to craft. Before we expend staff resources on an approach, staff is looking for direction from the Council. Since the Planning Commission will be in attendance on August 2, the Commissioners will have a chance to weigh in with their individual views as well.

RECOMMENDATION

Staff suggests that the Council discuss options with the Planning Commission and direct staff to create a preferred zoning strategy for the SE Neighborhoods Subarea Plan that could be used in other parts of the city as well where appropriate.

Approved By: City Manager  City Attorney _____

Three Potential Approaches to Implementing Zoning for the SE Shoreline Subarea

There are a number of potential zoning approaches that can be used to implement the recently adopted Subarea Plan.

Option 1. Ensure that the zoning is minimally consistent with the adopted Comprehensive Plan designations on the Subarea Plan Map.

- This would result in a minimal amount of zoning changes, mainly along the edges of the commercial zones on 15th Avenue NE
- There would not be a need to develop any new zoning categories
- It could be implemented with a minimum of staff effort

Option 2. Use “traditional” zoning as a tool to implement “transition” between the commercial and residential areas in the subarea.

- This would likely entail the creation of new zoning districts—such as R-36 or MUZ-Lite (i.e., a less intense form of MUZ with lower thresholds for height and/or density.)
- It would take additional time to develop because staff would want to evaluate the likelihood that the new zoning category would encourage development; i.e., is a density of 36 du/acre one that has a good likelihood of attracting a type of development that would not otherwise occur at 24 du/acre or some other lesser density?
- An expanded palette of traditional zoning options might be applicable in other parts of the city.

Staff comment: In terms of the second option, the CAC and Minority Report each contained a parcel-specific recommendation. Each of these includes a Mixed-Use Zone that, to varying degrees, is less intense than the one created to replace the Regional Business designation city-wide. Because the existing MUZ focuses mainly on elements that would be appropriate for the Aurora corridor, the committee felt it was less well-suited for a residential environment, and thought there should be further restrictions on allowable height and density. The CAC also spent a good amount of time discussing the creation of an R-36 zone, as a step between R-24 and R-48, so that is another option for which staff could draft implementing text.

Option 3. Use a combination of traditional zoning (perhaps including expanded zoning) and Planned Areas to be very specific about what types of development could occur in specific areas or on specific sites.

- This would require the creation of one or more planned areas. Depending on the complexity of what is permitted in the planned area, the staff time necessary to create the planned area could vary..

- It is likely that if a planned area (or new zoning) is created, staff would actively discourage additional rezones in later years; though it would be ultimately up to the Council to decide whether to grant a rezone if it is proposed.
- This option could require the most staff time to implement, and possibly the most Commission time as well.
- It is unlikely that there will be another Planned Area in the city exactly like the one(s) to be created for the SE Subarea; however, lessons learned in the creation of one or more (mixed use) Planned Areas in this subarea can be used as a basis for Planned Area development in other parts of the city.

Staff Comment: At the recent Planning Commission hearing on the Subarea Plan, some members of the CAC and the Commission expressed interest in exploring whether Planned Areas would be an appropriate tool for implementing zoning. Since the Comprehensive Plan map adopted by Council delineates discrete sections designated for certain intensity of use, staff could draft zoning language clarifying what would be allowed in each area.

Considerations in Crafting Council Direction on Zoning Implementation

In evaluating the above options, it may be useful to note and discuss pros and cons through use of the checklist below. This will help determine applicability, replicability, and ease of drafting language and implementation.

Subarea Plan Implementation Options	Option 1	Option 2	Option 3
Certainty for applicant <ul style="list-style-type: none"> • Ease of understanding zoning? • Likelihood of future zoning changes? 			
Certainty for surrounding neighbors <ul style="list-style-type: none"> • Ease of understanding zoning? • Likelihood of future zoning changes? 			
Responsive to changing market in future/market viability			
How labor intensive for city staff to develop and administer?			
Is this a proven method? Do we have one of these tools? Have others used it			

successfully?

Does it lend itself to site-specific project evaluation (as in requiring Administrative Design Review by staff or site review process by hearing examiner)?

Is this zoning tool flexible enough to address different local circumstances, problems and public objectives?

Is this tool applicable to other geographic settings (such as off the shelf applications in other parts of city)?

After the Council offers its direction on zoning implementation, staff will develop a set of recommendations and bring them forward to the Commission for a public hearing. It is anticipated that the Commission could have a recommendation to the Council by the end of the year, but circumstances may cause this estimate to be altered.

If you have questions about the options or would like to discuss any of them in more detail prior to the Council discussion, please contact Miranda Redinger at mredinger@shorelinewa.gov or 206-801-2513 or Steve Cohn at scohn@shorelinewa.gov or 206-801-2511.

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