

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Legislative Rezone to Implement Southeast Neighborhoods Subarea Plan
DEPARTMENT:	Planning and Community Development
PRESENTED BY:	Joseph W. Tovar, FAICP, Director of Planning and Community Development Steven Cohn, Senior Planner Miranda Redinger, Associate Planner
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On May 24, 2010, the City Council adopted the Southeast Neighborhoods Subarea Plan, which included a map of revised Comprehensive Plan land use designations for the area. Establishing Comprehensive Plan designations was one of the main reasons for initiating the subarea planning process because most parcels had previously been classified as either the Paramount or Briarcrest Special Study Areas. It is important to note that although some parcels within the subarea did have Comprehensive Plan designations, the Citizen Advisory Committee recommended revision of these as well, particularly in the southeast corner along Bothell Way and NE 145th St.

Implementation of the Comprehensive Plan map and policy recommendations contained in the Subarea Plan was an agenda item at five Planning Commission meetings in 2010 and 2011. At its March 17th, 2011 meeting, the Commission provided direction on implementation of the plan. The direction consisted of two parts:

- 1) Legislatively rezone portions of the Subarea to conform to the vision of the adopted Subarea Plan.
- 2) Work with the Commission to develop new regulations that would implement other portions of the Plan. These regulations could have citywide application, could provide for a limited number of pilot projects throughout the city, or may apply only within the boundaries of the Subarea.

RESOURCE/FINANCIAL IMPACT:

No direct financial impacts are anticipated at this time

RECOMMENDATION

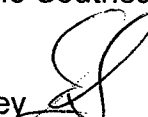
No action is required at this time. The Council is scheduled to adopt an ordinance which would legislatively rezone certain parcels in the Southeast Neighborhoods Subarea, on October 24, 2011.

Approved By:

City Manager



City Attorney



TIMELINE

Comprehensive Plan map designates Special Study Areas	January 7, 2002
Council appoints Citizen Advisory Committee (CAC)	June 16, 2008
CAC adopts Subarea Plan Report	November 19, 2009
City Council adopts Subarea Plan	May 24, 2010
Planning Commission discussion on implementation	July 1, 2010
	August 2, 2010*
	October 21, 2010
	November 18, 2010
	March 17, 2011
Community Meetings	March 19, 2008
	May 20, 2008
	June 16, 2009
	September 21, 2010
	March 8, 2011
	June 14, 2011
SEPA determination issued	June 21, 2011
Public Hearing	Sept. 1, 2011
*Joint discussion with Council	

DISCUSSION

Following the public hearing on September 1, 2011, the Planning Commission voted 6-1 to recommend the proposed zoning map for the Southeast Neighborhoods Subarea (Attachment C) for Council adoption. Their recommendation was based on several years of discussion and the following criteria:

The city may approve or approve with modifications an application for a rezone of property if:

1. *The rezone is consistent with the Comprehensive Plan; and*

The proposed zoning changes were tailored to be consistent with the Subarea Plan and accompanying map adopted as part of the Comprehensive Plan in May 2010.

LU3: Development, as defined in the Comprehensive Plan, should be approached from the perspective of innovative options for increasing density.

2. *The rezone will not adversely affect the public health, safety or general welfare; and*

Redevelopment under proposed zoning would trigger stormwater, street frontage (sidewalk), and other improvements, which would benefit public health, safety and welfare.

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.

3. *The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and*

There are a number of parcels that need to be rezoned in order to be consistent with the Comprehensive Plan designations that were adopted as part of the Subarea Plan. Additional rezones are proposed in order to be consistent with the policy recommendations in the Subarea Plan.

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and

The rezone is intended to encourage redevelopment that is beneficial to the neighborhood. Standards contained in the Development Code will protect the existing neighborhood character and quality of life for residents as redevelopment occurs.

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

5. The rezone has merit and value for the community.

The rezone is based on recommendations from the Citizen Advisory Committee, and the intent was to increase development options for neighborhood businesses to provide jobs and services, as well as provide clear zoning transition between different uses.

The zoning proposal implements two objectives of the Subarea Plan:

1. It makes the zoning map for all properties consistent with the Subarea and Comprehensive Plans, and
2. It implements the vision of the Plan to provide better transition between single family areas and those that are designated for more intense development. It increases the housing potential in parts of the subarea to accommodate growth in a manner that would increase the demand for shop owners to locate nearby and provide goods and services to the neighborhood.

In order to provide a feel for the magnitude of change that would be allowed if the proposal is adopted, staff has developed the following matrix focusing on the areas where the greatest change is proposed within the Shoreline Analysis Zones (SAZ) located in the Southeast Neighborhoods Subarea (SAZ numbers 104, 105, 106, and 108). The SAZ were used in the Transportation Master Plan (TMP) modeling and break the city up into areas that are assumed to have common traffic patterns.

In the table below, it is important to remember that for each SAZ, there are four numbers listed: the number of housing units currently on the ground, the number of housing units that could be built under *existing* zoning, the number of units that could be built under *proposed* zoning, and the likely number of units that may actually be built over the next 20 years under either zoning scenario. A map that illustrates the boundaries of each SAZ is included as Attachment E.

SAZ Number	SAZ #104	SAZ #105	SAZ #106	SAZ #108
Existing Housing Units	32	278	87	334
20 yr Potential for New Housing Units (current zoning)	101	175	16	182
20 yr Potential for New Housing Units (proposed zoning)	214	355	47	406
Likely # of 20-yr total housing units using a share analysis (3%-10% of citywide total target of 5000)	31-105	52-175	7-24	60-199

Conclusions from this analysis:

- If the area receives its “fair share” of development based on its percentage of citywide land area (3%), it will have 150 new units, or approximately 7.5 new units a year for 20 years. That might translate to 1 new apartment building and 13 new 4-unit townhouses over that timeframe.
- If the area receives as much as 10% of the total housing target for the city (approximately 500 new units over 20 years), that would translate to 3 or 4 apartment or condo buildings and 25 new 4-unit townhouses over the 20 year period.
- The current zoning would permit 474 units, which far exceeds the “fair share” amount of development and would almost allow the “10%” development number of 500 units.

Additional items to consider:

- If redevelopment is somewhat proportional to development capacity, slightly more than half will occur along the 15th NE corridor and slightly less than half will occur along and near Bothell Way. Traffic impacts of development will be mitigated by the fact that traffic will flow in several directions depending on the destination. Some traffic movements may be restricted by the road configuration at a specific curb cut or driveway, but for the most part there are options available.
- There are less than 20 parcels where the adopted Subarea Plan requires a zoning change to be consistent with the adopted Comprehensive Plan map. The other changes are proposed in response to Citizen Advisory Committee and Commission direction to provide clear and logical (step-down) zoning transition.
- Currently most of the commercial areas are zoned Neighborhood Business (NB), which would permit mixed use development that could go to a height of 50 feet with a maximum of 24 dwellings per acre. There has been virtually no development on these sites, and it is staff’s conclusion that part of the reason is because there is no demand for mixed use stacked development (i.e., apartments) built at 24 units an acre. After discussion with the Commission, there was agreement that it would be worthwhile to provide a greater density incentive, and therefore most of the NB areas are proposed to be rezoned to Commercial Business (CB).
- The CAC recommended creation of a Neighborhood Mixed Use Zone (NMUZ), similar to the Mixed Use Zone used on Aurora, but more suited to a neighborhood commercial environment. The Planning Commission suggested

that instead of creating a new zoning category, and essentially rendering the existing CB zone obsolete, they examine CB standards when they discuss other potential Development Code Amendments to implement the Subarea Plan. It is possible that CB standards will be amended in the future to more closely resemble recommendations for a hypothetical NMUZ. A change to CB standards is not included as part of this proposal.

- The proposed residential rezones are mainly intended to improve the transition from nearby single family zones or to make the existing checkerboard zoning pattern more consistent.

STAKEHOLDER OUTREACH

In addition to the six Community Meetings mentioned in the timeline, staff also maintained a project web page, communicated dates and decisions to an email distribution list, authored articles for the Briarcrest and Currents newsletters, and had many discussions with neighborhood leaders and other concerned citizens to explain the process and discuss options.

However, neighbors remained concerned about several issues. Below is a summary of these topics, which were discussed in depth throughout the CAC and Planning Commission decision-making processes.

Water- The neighborhood has had many instances of flooding, and residents are concerned that additional development could exacerbate issues they attribute to a high water table. No comprehensive hydrological study has been done on the area, but there are several reasons staff believes that redevelopment would actually improve the situation. Over time, Capital Improvement Projects, such as the Green Streets demonstration project in the Briarcrest neighborhood or as recommended in the Surface Water Master Plan, could also improve the drainage in this area.

- The subarea was mostly developed in the 1950's, without stringent standards for stormwater run-off. During that period, it was common practice to fill wetlands with little consideration for where the water would go. In addition, many of the ditches in the Right-of-Way that historically carried run-off have been filled in by property owners. One of the Planning Department's Development Review Engineers explained to the Planning Commission that while the flooding issues could appear to be coming from an underground source, such as a high water table or springs, it is more likely the result of ground saturation caused by a lack of proper drainage from properties and roadways.
- Because the City has adopted more stringent Low Impact Development standards, redevelopment projects would be required to manage their stormwater on-site, and would therefore gradually reduce the amount of run-off that currently contributes to ground saturation and water intrusion. Development proposals that tripped the threshold would also be required to perform environmental analyses for their sites, which would increase understanding of soil and hydrologic conditions.
- Regardless of standards, the main area of concern for potential redevelopment is the southeast corner by Bothell Way and NE 145th St. Because of topography of

the basin area, water from this section would drain to the southeast towards Lake Washington, not into the neighborhood.

Traffic- The neighborhood is extremely concerned about potential traffic generated from increased residential density and redevelopment of the commercial areas. They also fear that desirable business amenities in the southeast corner will contribute to cut-through traffic in the neighborhoods. The condition of NE 145th St. is also a major concern because ingress and egress is already difficult, especially during peak traffic hours, and the road is too narrow to accommodate bicycle or appropriate pedestrian amenities. The City currently has no jurisdiction over the roadway as the west-bound lane is owned by King County, the east-bound lane is owned by Seattle, and it is also a State route.

- A Traffic Engineer who served on the CAC, as well as the City's Traffic Engineers concluded that the existing road system could accommodate potential traffic impacts from redevelopment under the proposed rezones. Developments that tripped the threshold would also be required to perform a traffic analysis and provide appropriate mitigation.
- City Transportation Planners have begun conversations with counterparts in Seattle, King County, and the State to discuss the future of the arterial.
- One of the recommendations for a future Development Code Amendment packet is to create standards for a Transit-Oriented Development that could apply to the southeast corner, which would enable more people to leave their cars at home.

Changing zoning before Development Code standards have been amended. There is concern that by changing zoning designations to allow higher density before amendments to the Development Code have been approved, redevelopment will occur before recommended protections and standards are in place.

- Attachment J is a transmittal letter from the Planning Commission recommending that Council place this Development Code Amendment packet on the Planning Department's work program at the earliest opportunity. Such a packet could take the form of regulations that would pertain to the subarea specifically, one focused on housing and residential design standard options, one focused on revision of the Community Business zoning standards, or a combination of these. The scheduling of these items as part of the Long Range Planning Work Program will be a topic of discussion at the dinner meeting with the Planning Commission prior to this Study Session.
- Planning Commissioners identified potential topics for consideration as follows: Cottage Housing, Live/Work Lofts, Small Scale Commercial/Office Uses in Residential Zones, Revised Design Standards for Commercial and Multi-family Development, Transit-Oriented Development, Property Tax Exemption for Affordable Housing, Additional Hardscape Allowances to Accommodate ADA Accessible Housing, Modifying Height Allowances in R48 Zones, and Revisions to the Community Business Zone and possibly Neighborhood Business Zone.
- Staff has spoken with many of the property owners in the commercial districts, and does not believe that they will prepare to redevelop in the near future. It is

unlikely that they will invest in design and pre-development costs under the existing CB standards.

- There are currently design and transition standards for multi-family and commercial development in the code that offer protections to surrounding single-family uses. Any discussion of revising the Development Code will necessarily entail another public process, community meetings, and input from neighborhood and business stakeholders.

RECOMMENDATION

No action is required at this time. The Council is scheduled to adopt an ordinance legislatively rezoning certain parcels in the Southeast Neighborhoods Subarea, on October 24, 2011.

ATTACHMENTS

- A. List of Exhibits from Public Hearing
- B. SE Neighborhoods Subarea Plan
- C. Proposed zoning map
- D. Maps showing Comprehensive Plan designations, current zoning and proposed zoning for areas near 15th Ave NE and near Bothell Way
- E. Map of Shoreline Analysis Zones
- F. September 1, 2011 Planning Commission Public Hearing Minutes
- G. SEPA DNS
- H. Public Comment letters
- I. Transmittal letter from Planning Commission
- J. Comment letters since Public Hearing

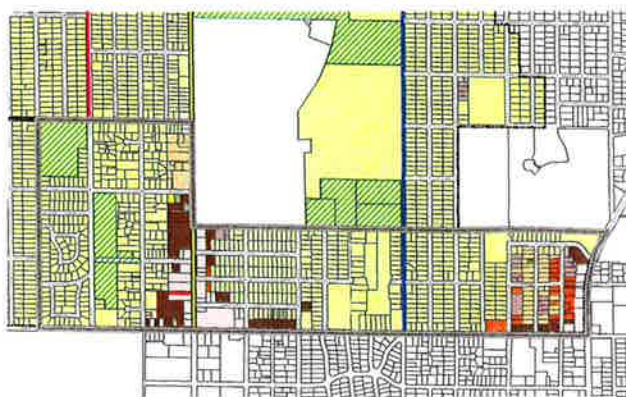


PUBLIC HEARING RECORD
Southeast Neighborhoods Subarea Implementation
- LEGISLATIVE REZONE -
September 1, 2011 | List of Exhibits

- Exhibit 1** September 1, 2011 Staff Report "Public Hearing on SE Neighborhoods Subarea Legislative Rezone"
- Exhibit 2** Southeast Neighborhoods Subarea Plan, Adopted May 24, 2011
- Exhibit 3** Proposed Zoning Map
- Exhibit 4** SEPA DNS
- Exhibit 5** Maps showing Comprehensive Plan designations, current zoning and proposed zoning for areas near 15th Ave NE and near Bothell Way
- Exhibit 6** Map of Shoreline Analysis Zones (SAZ)
- Exhibit 7** March 17, 2011 Planning Commission Study Session Minutes
- Exhibit 8** Comment letter from Diana Herbst, received 7/4/11
- Exhibit 9** Comment letter from John Davis, received 8/19/11
- Exhibit 10** Notice of 9/1/11 Public Hearing



Southeast Neighborhoods Subarea Plan May 24, 2010



The Southeast Neighborhoods Subarea is bounded on the south by 145th Street, on the west by 8th Avenue, on the north by 155th and 150th 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 145th 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 145th 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 145th and 150th Streets, as well as other local roadways to improve safety and reduce cut through traffic.
- T6: Implement improvements along 15th 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 Seattle's 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: Provide reasonable signage at main entrances to all parks.

PR6: Redevelop paths in Paramount Open Space to ensure at least one year-round 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.

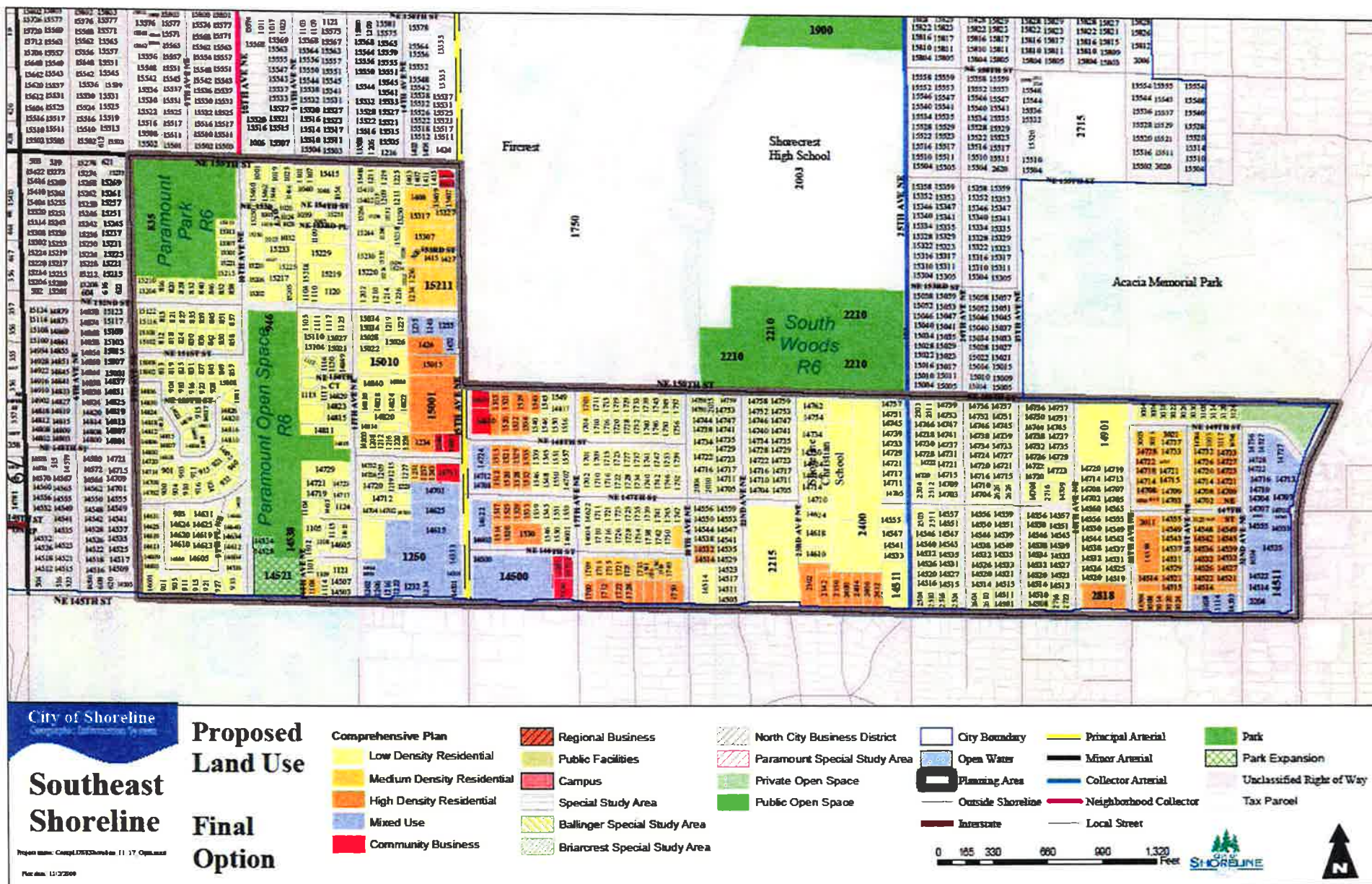
CD3: Encourage planning of local "hubs" for provision of services and gathering places.

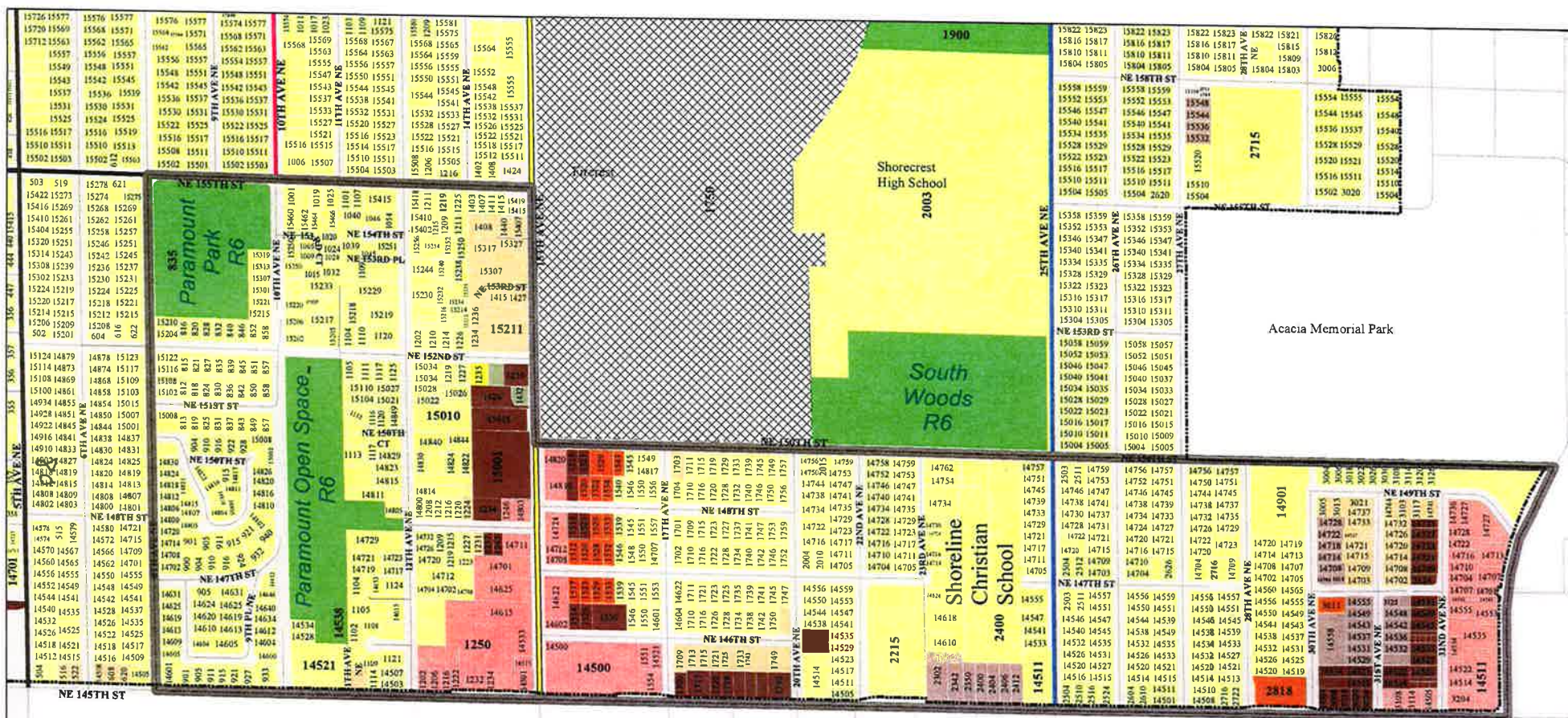
CD4: Support development of a plan to implement a network of "feeder" pathways/trails (may also be in the form of green streets) to connect neighborhoods to larger, city-wide walkways (such as a potential trail connecting Interurban, Hamlin, Southwoods & Burke-Gilman) and to encourage walkable neighborhoods.

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





City of Shoreline

Southeast Shoreline

Project name
ZoningSEShoreline_1117_Staff7e.mxd
Plot date: 8/2011

Proposed Changes to Current Zoning Staff Recommendation

Proposed Zoning

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-18; Residential, 18 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- MUZ; Mixed Use Zone
- NMUZ; Neighborhood Mixed Use Zone
- PA; Planned Area
- C; Campus
- NCBD; North City Business District

- O; Office
- CB; Community Business
- NB; Neighborhood Business
- I; Industrial
- CZ; Contract Zone

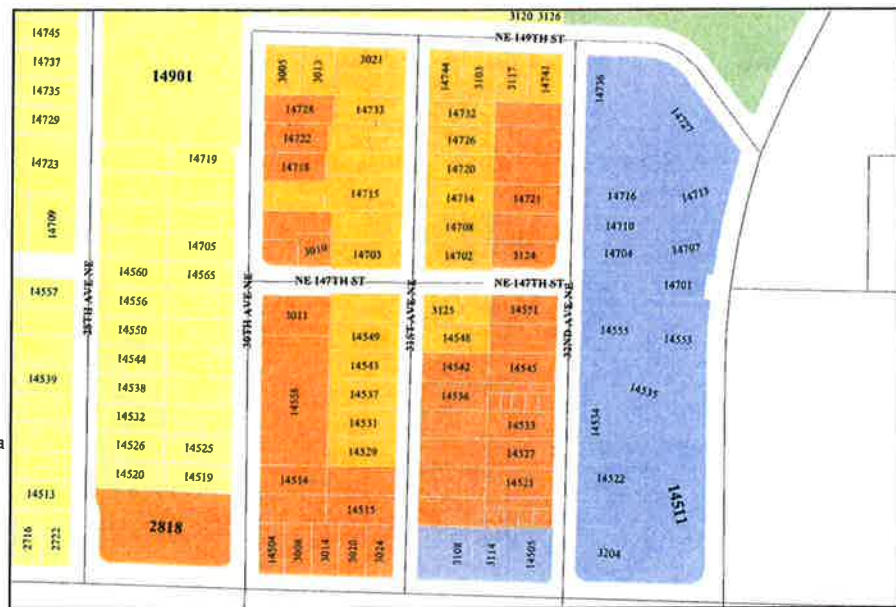
- City Boundary
- Open Water
- Planning Area
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Park
- Unclassified Right of Way
- Tax Parcel

0 170 340 680 1,020 1,360 Feet



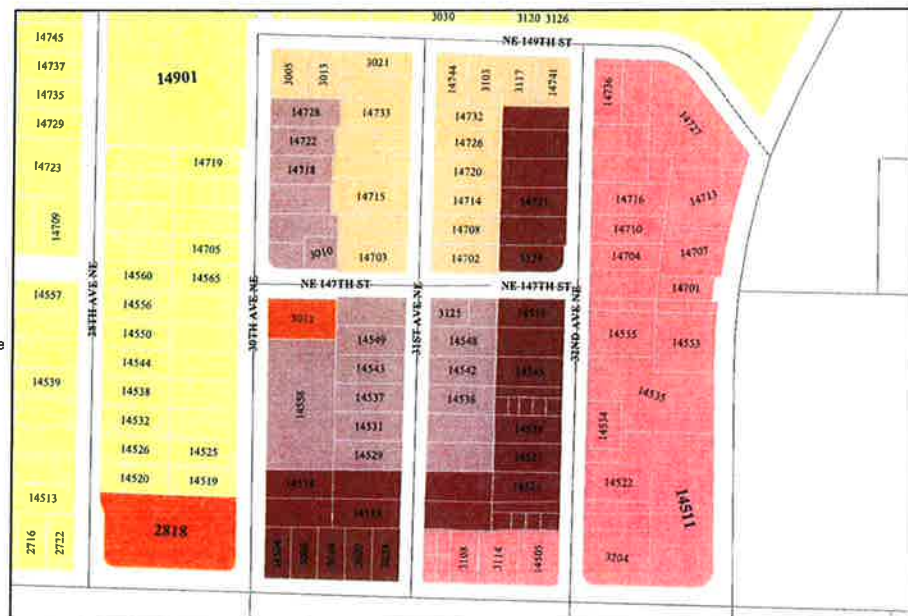
Comprehensive Plan

- LDR; Low Density Residential
- MDR; Medium Density Residential
- HDR; High Density Residential
- MU; Mixed Use
- CB; Community Business
- RB; Regional Business
- PF; Public Facilities
- C; Campus
- Planned Area 3
- SSA; Special Study Area
- BaSSA; Ballinger Special Study Area
- NCBD; North City Business District
- PrOS; Private Open Space
- POS; Public Open Space



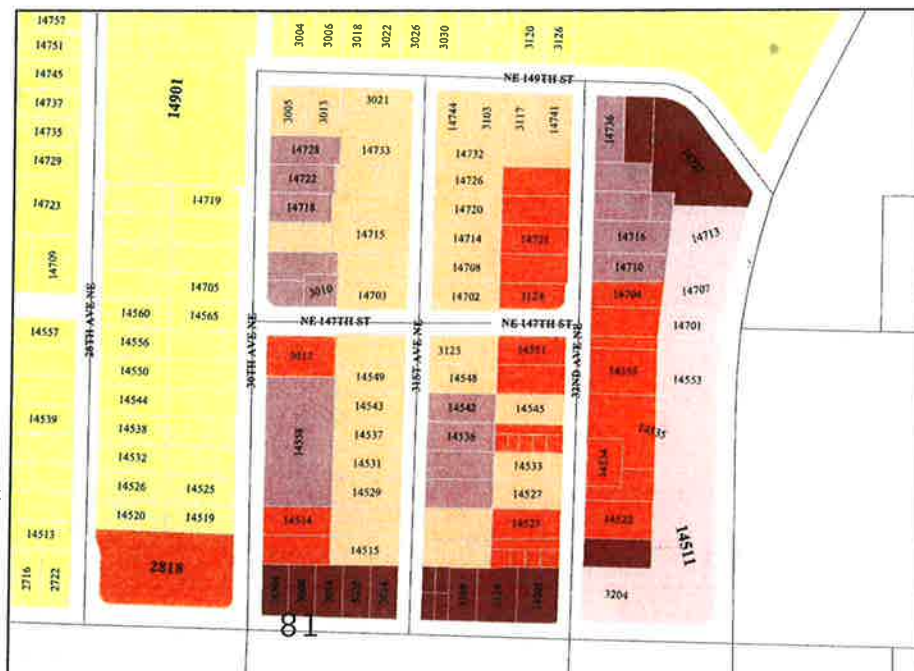
Proposed Zoning

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-18; Residential, 18 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- MUZ; Mixed Use Zone
- NMUZ; Neighborhood Mixed Use Zone
- PA; Planned Area
- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- I; Industrial
- CZ; Contract Zone



Current Zoning

- R-48; Residential, 48 units/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
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- I; Industrial
- Mixed Use Zone
- Mixed Use Contract Zone
- PA; Planned Area
- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- CZ; Contract Zone



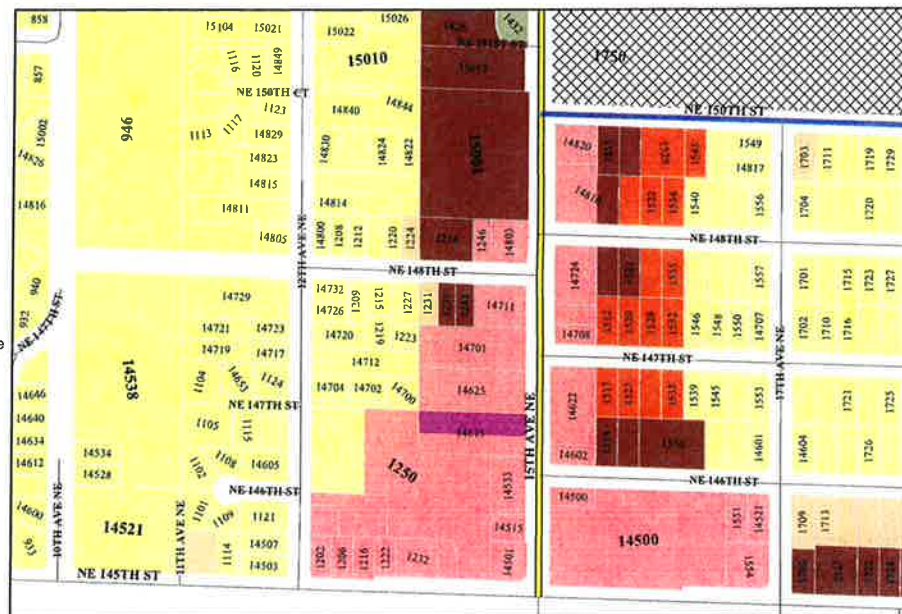
Comprehensive Plan

- LDR; Low Density Residential
- MDR; Medium Density Residential
- HDR; High Density Residential
- MU; Mixed Use
- CB; Community Business
- RB; Regional Business
- PF; Public Facilities
- C; Campus
- Planned Area 3
- SSA; Special Study Area
- BaSSA; Ballinger Special Study Area
- NCB; North City Business District
- PrOS; Private Open Space
- POS; Public Open Space



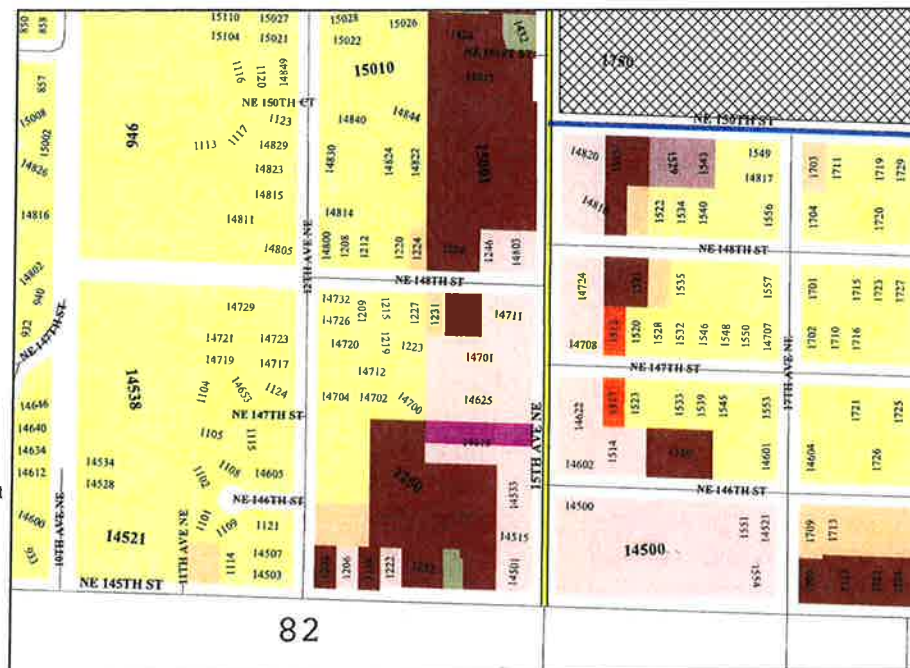
Proposed Zoning

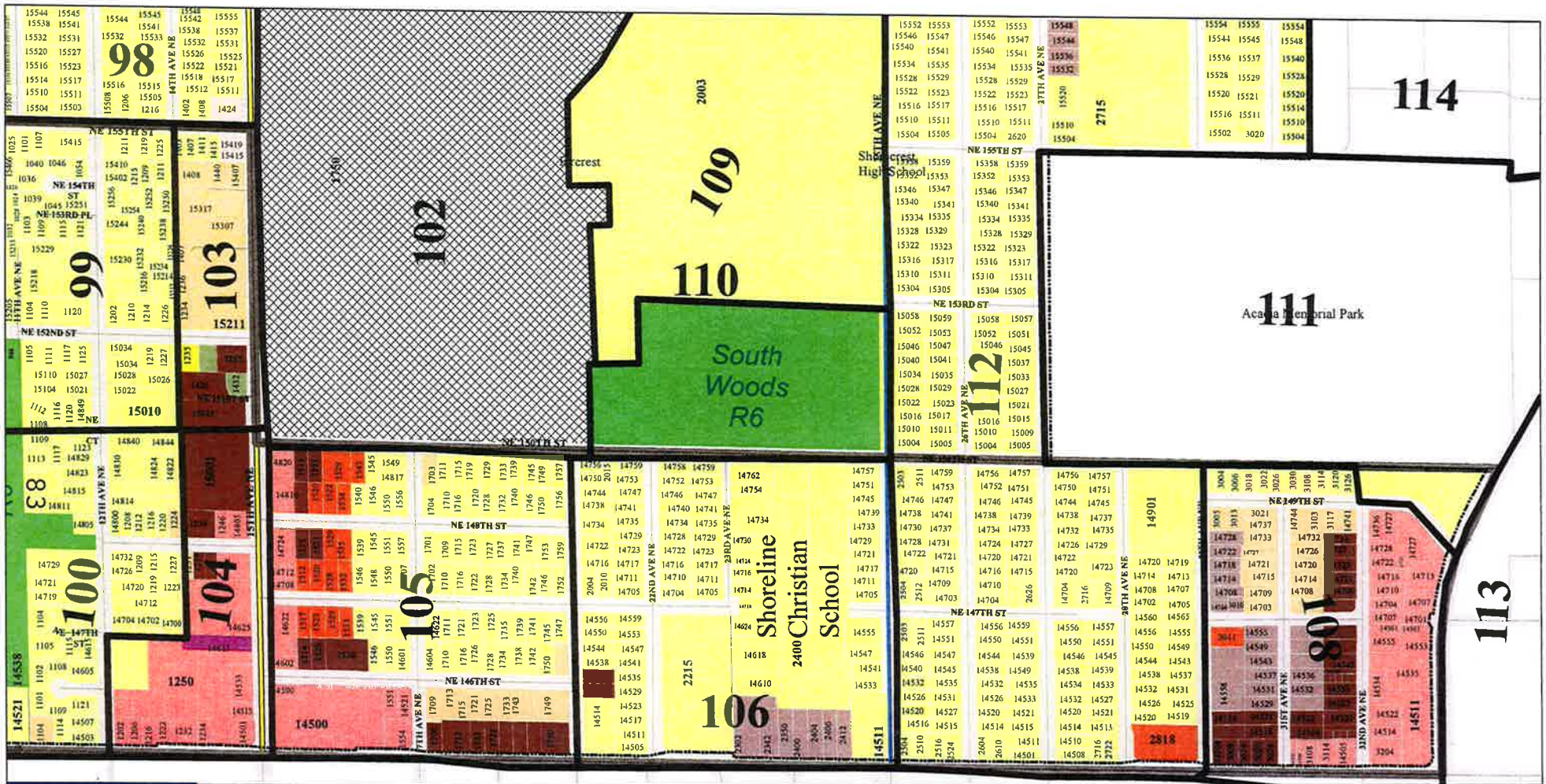
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-18; Residential, 18 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- MUZ; Mixed Use Zone
- NMUZ; Neighborhood Mixed Use Zone
- PA; Planned Area
- C; Campus
- NCB; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- I; Industrial
- CZ; Contract Zone



Current Zoning

- R-48; Residential, 48 units/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
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- I; Industrial
- Mixed Use Zone
- Mixed Use Contract Zone
- PA; Planned Area
- C; Campus
- NCB; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- CZ; Contract Zone





City of Shoreline

Southeast Shoreline

Project name:
ZoningSESshoreline with TAZ.mxd
Plot date: 6/13/2011

SAZ Map and Proposed Changes to Current Zoning Staff Recommendation

SAZ
Proposed Zoning

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-18; Residential, 18 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre

- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- MUZ; Mixed Use Zone
- NMUZ; Neighborhood Mixed Use Zone
- 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
- Unclassified Right of Way
- Tax Parcel

0 137.5 275 550 825 1,100 Feet



These Minutes Approved
September 29th, 2011

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

September 1, 2011
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Wagner
Vice Chair Perkowski
Commissioner Behrens
Commissioner Broili
Commissioner Esselman
Commissioner Kaje
Commissioner Moss

Staff Present

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

CALL TO ORDER

Vice Chair Perkowski called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m. She recognized the presence of Mayor McGlashan and Councilmember Eggen.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Wagner, Vice Chair Perkowski and Commissioners Behrens, Broili, Esselman, Kaje and Moss.

APPROVAL OF AGENDA

The agenda was approved as presented.

DIRECTOR'S COMMENTS

Mr. Cohn did not provide any comments during this portion of the meeting.

APPROVAL OF MINUTES

The minutes of August 18, 2011 were approved as presented.

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 SHORELINE SUBAREA LEGISLATIVE REZONE

Chair Wagner reviewed the rules and procedures for legislative public hearings and then opened the public hearing.

Staff Overview and Presentation of Preliminary Staff Recommendation

Ms. Redinger reviewed that the Planning Commission has held five discussions regarding implementation of the Southeast Shoreline Subarea Plan since it was adopted by the City Council in May of 2010. She reminded the Commission that they last discussed the issue on March 17th, at which time they directed staff to implement the subarea plan in two phases:

- **Phase 1** -- Legislatively rezone portions of the subarea to conform to the vision of the adopted subarea plan.
- **Phase 2** -- Work with the Commission to develop new Development Code regulations to implement other portions of the plan.

Ms. Redinger recalled that the Commission's recommendation for Comprehensive Plan designations for the Southeast Shoreline Subarea Plan closely mirrors the recommendation of the Citizens Advisory Committee (CAC), and the City Council adopted the Commission's recommendation in May of 2010. Zoning designations are the focus of tonight's public hearing. She reminded the Commission that the subarea plan contains a lot of discussion and policy recommendations about creating incentives for business development, mixed-use, walkability, and other urban amenities. She displayed the current zoning map, which does not provide a lot of logical transitions. She also displayed the proposed zoning map, which provides gentler and more logical transitions between the commercial uses and the single-family neighborhoods to the north and west.

Ms. Redinger noted that most of the area around 15th Avenue was designated in the Comprehensive Plan as mixed-use, and the current zoning is Neighborhood Business with less transition between the commercial and single-family uses. As per the Commission's March 17th discussion, the area is proposed to be zoned as Community Business to be more consistent. As part of Phase 2, the Commission will review the Development Code standards for Community Business. She recalled that the CAC made numerous recommendations and the Commission has had significant discussion about what the appropriate transition should be (height, density, incentives for green building and affordability, mixed-use, etc.)

Ms. Redinger reminded the Commission that the adjacent neighborhoods were concerned about traffic and the impact of a significant increase in the number of dwelling units. She explained that staff reviewed the Shoreline Traffic Analysis Zones (SAZ), which were done as part of the Transportation

Master Plan Update. The areas were broken into small sections that are assumed to have similar traffic patterns. Staff analyzed the areas by SAZ to identify the existing housing units, the potential for new housing units based on the current zoning, the potential for new housing units based on the proposed zoning, and the likely number of housing units that would be built over the next 20 years. She displayed a chart that identified the estimated numbers for each of the smaller sections within the subarea.

Ms. Redinger reminded the Commission that the subject of tonight's hearing is the proposed zoning. While staff can answer questions about the potential Development Code amendments, the discussion should focus on issues related to the rezone. She advised that the Commission may decide to recommend future implementation of the policies in the subarea plan such as different housing styles and allowing small scale commercial/office uses in residential zones. Another option is to address these topics as part of the Comprehensive Plan analysis or update. She reminded the Commission that these topics are important to property owners within the subarea. Ms. Redinger also recalled that on March 17th, the Commission discussed that it may be appropriate to consider the potential of applying at least some of the Development Code amendments identified in Phase 2 citywide, perhaps starting with pilot programs.

Mr. Cohn recalled that the bulk of the Commission's previous discussion has been related to the portion of the subarea located near Bothell Way and Northeast 145th Street. He noted that two written comments were received related to this area, and transition is of particular concern. The proposal in the Staff Report outlines staff's recommendation for transition, but the two comment letters suggest other alternatives.

Questions by the Commission to Staff

Commissioner Moss noted there are two different proposals contained in John Davis' Briarcrest Zoning Proposal (Exhibit 9). Mr. Cohn suggested Commissioner Moss ask Mr. Davis to clarify his proposal during the public testimony portion of the hearing.

Commissioner Behrens said he submitted a question to staff regarding the potential of requiring a setback along Northeast 145th Street. Staff responded that when the 145th Street Corridor Study is finished, the Public Works and Planning & Community Development staff will make some recommendations for appropriate setbacks along Northeast 145th Street. He recalled that this issue was of particular concern to the people who live in this area of the City.

Commissioner Behrens noted that, as proposed, the area along Bothell Way and 32nd Avenue Northeast would be zoned Community Business. He observed that the current zoning has commercial uses along Bothell Way, but on 32nd Avenue Northeast, there is a mixture of residential. As proposed, the residential zoning would be replaced with the Community Business designation. He said he understands the need to make the entire block work as a unit. However, the proposal would place commercial zoning on lots that are only accessible from 32nd Avenue Northeast. He pointed out that in other subarea plans, the Commercial Business zoning designation has been located along arterial streets. It is important to place commercial uses on roads that can adequately handle traffic and allow for access. He questioned the viability of zoning the properties on 32nd Avenue Northeast for business uses because the

lots are not visible from Bothell Way or Northeast 145th Street. He also expressed concern about how a large business could impact 32nd Avenue Northeast, particularly traffic that accesses 32nd Avenue Northeast from Bothell Way via Northeast 145th Street.

Mr. Cohn said the City's Economic Development Manager has recommended Commercial Business zoning along 32nd Avenue Northeast. The goal is to aggregate lots so that development can span both lots, with the main access and visibility coming from Bothell Way. He agreed that egress is a difficult issue. The Traffic Engineer has stated the roadways can handle the additional traffic. Commissioner Behrens said he understands the need to aggregate lots to accommodate a substantial-sized development. However, he questioned how the City can force aggregation to occur. Ms. Redinger said there are reasons why this particular area has not redeveloped, and staff does not anticipate developers will scramble to put together a development proposal based on the current Community Business standards. She reminded the Commission that they would review and likely amend the Community Business standards as part of Phase 2 of the subarea implementation, which will involve a substantial community involvement process. If a development proposal is submitted in the meantime, the developer would be required to complete a traffic analysis and mitigate the impacts. The idea is that mixed-use development on 32nd Avenue Northeast would serve the neighborhood rather than draw a substantial amount of traffic from Bothell Way. Commissioner Behrens emphasized that he is not opposed to Community Business development along Bothell Way. However, none of the central lots that face 32nd Avenue Northeast are large. Therefore, aggregation is the only way they can be developed as Community Business.

Public Testimony

Diana Herbst, Shoreline, said she purchased a home in a single-family neighborhood on 30th Avenue Northeast. She expressed concern that, as currently proposed, 30th Avenue Northeast will experience the most traffic impact because it has a traffic control at the intersection of Northeast 145th Street. It is already nearly impossible to turn onto Northeast 145th Street from any of the other neighborhood streets.

Traffic associated with new development would make the problem even worse. She observed that because her property would remain single-family zoning, she would be unable to sell it to a commercial developer. On the other hand, she will be subject to significantly more traffic in front of her home. She asked that the Commission address this concern before they forward a recommendation to the City Council. Perhaps they could add traffic lights at some of the other intersections along Northeast 145th Street so that the homes along her street are protected.

Ms. Herbst said a representative from the City's Public Works Department recently visited a neighbor's house and informed him that his property is impacted by underground streams along 30th Avenue Northeast. However, when she mentioned these underground streams at a previous public hearing, a Planning & Community Development staff person explained that the drainage was related to surface water runoff. Ms. Herbst expressed concern that the City staff cannot agree about the origin of the water. She summarized that she wants to ensure her neighborhood is protected.

John Davis, Lynnwood, said he is a stakeholder in Shoreline. He referred to the written comments he submitted previously (Exhibit #9). He said he supports the proposed zoning, which he believes is a step

in the right direction. In his last letter he suggested they could use smaller, more frequent zoning steps to accomplish a better transition. For example, the proposed zoning would not result in a worse situation for the property owners along 30th Avenue Northeast if the zoning was smoothed out just a little more behind the long row of R-18 and R-24 zoning along the east side. Mr. Davis applauded the Planning Commission for working hard on this difficult issue. He also commended the Planning and Community Development staff for being good listeners and remaining objective throughout the entire process. The process has been contentious, and they have done a good job working with all interested parties. He summarized that he supports their work wholeheartedly. However, he once again suggested that the City be bold enough to make the transition a little smoother. This would be to the entire community's long-term benefit.

Chair Wagner asked Mr. Davis to clarify the differences between the two proposals he submitted for alternative zoning (Exhibit #9). Mr. Davis said the maps he submitted both reflect options for creating a smoother transition. He recommended zoning the majority of the properties between Northeast 147th Street and Northeast 149th Street as R-18, except those between 30th Avenue Northeast and 31st Avenue Northeast that front along Northeast 149th Street. He felt this would protect the single-family properties to the north by providing a smooth transition from R-48 to R-24 to R-18, to R-12.

Mr. Davis said he moved out of one of his properties within the subarea this past weekend, and it was auctioned for sale last Friday because of the credit crunch and partially because of the interesting, but unnecessarily long process to create the subarea and appropriate zoning. A property owner located across the street indicated he would have supported his proposal 100% if he had known about it. They are hopeful they can obtain a slightly higher zoning designation even on the north side of Northeast 149th Street. One property owner at the corner of Northeast 149th Street and 30th Avenue Northeast informed the CAC that he preferred a zoning upgrade, as well. He summarized that the single-family property owners on the north side of Northeast 149th Street are not unanimous in their desire to remain R-6. A smooth transition can work in the best interest of everyone.

Final Questions by the Commission

Chair Wagner asked staff to respond to concerns raised regarding surface water. Ms. Redinger reviewed that there has been extensive discussion about surface water in and near the subarea. She clarified that Jill Mosqueda, Development Review Engineer, deals specifically with the stormwater code, and she has discussed this issue several times at community meetings both prior and after the Southeast Neighborhoods Subarea Plan was adopted. Ms. Mosqueda agreed there are water issues in the neighborhood. However, staff believes the issues are not related to the water table. Instead, infiltration is a problem because the entire area was developed without stormwater standards. She summarized that the root cause of the water problems is the significant amount of pavement in the area that funnels stormwater to certain properties. When these properties become saturated the structures experience flooding. Ms. Redinger acknowledged that the City does not have the resources to complete a hydrology study for the entire subarea. However, developers would be required to complete an analysis as part of any development proposal. Each development would be required to capture stormwater on site. She said staff has talked to the neighbors about how redevelopment could improve the stormwater runoff issues piece-by-piece, along with larger capital stormwater improvement projects.

Mr. Cohn noted the elevation gain from 30th Avenue Northeast to the west. Stormwater runoff from uphill properties flows to properties along 30th Avenue Northeast. The proposal focuses on redevelopment along Bothell Way and 32nd Avenue Northeast, which would not have an impact on 30th Avenue Northeast. The properties along 30th Avenue Northeast are located in an entirely different drainage basin that flows towards Lake Forest Park. He summarized that any new development would be required to meet the new and better stormwater standards, so less water would be released into the earth than what currently occurs.

Commissioner Esselman asked staff to speak about Mr. Davis' ideas for transition zoning. She particularly noted the middle properties on either side of 31st Avenue Northeast. Ms. Redinger reviewed that the CAC talked a lot about smooth transitions and creating L-shaped patterns. This concept made it into the text and policies of the subarea plan. However, some compromises were made before the plan was actually approved by the CAC. The Comprehensive Plan identifies the properties at the intersection of 31st Avenue Northeast and Northeast 147th Street as Medium-Density Residential, which can be zoned no higher than R-12. She reminded the Commission that zoning must be consistent with the Comprehensive Plan designations, unless there has been a subarea plan study. Staff felt that some of the transitions discussed by the CAC were not necessarily represented in the zoning map approved by the CAC. There has also been criticism that the zoning map did not match the transition standards, particularly the L-shaped patterns that were part of the CAC's discussion. She said the Commission could recommend Mr. Davis' plan to the City Council. However, they would have to invoke the exemption that they felt the subarea plan policies called strongly for the area to achieve a high-density residential zoning. Another option would be to amend the Comprehensive Plan Map at some point in the future.

Commissioner Kaje said he appreciated Mr. Davis' efforts to provide graphic illustrations of his proposal. He cautioned against trying to make the zoning too fine tuned when, in reality, they are talking about the difference between a duplex and a triplex. He questioned if these uses would be considered dramatically different if they are developed on identically-sized lots that are located next to each other, but one is zoned R-12 and the other R-18. The building form and other site standards would not be substantially different. He referred to the strip of properties above Northeast 147th Street between

30th Avenue Northeast and 31st Avenue Northeast and noted that the lots along 30th Avenue Northeast are smaller than those on 31st Avenue Northeast. He suggested that given the differences in lot size between parcels on 30th and 31st, the likely maximum development density may in fact be equivalent. He summarized that because the differences are so small, he is not sure it is worthwhile to further tweak the zoning as recommended by Mr. Davis.

Commissioner Kaje referred to Ms. Herbst's concern about potential traffic impacts on 30th Avenue Northeast given that this is the only intersection along Northeast 145th Street with a traffic signal. He observed that a traffic study would be required as part of any substantial redevelopment proposal, and he expects additional traffic controls would be required. He asked staff to describe the City's process for addressing potential traffic impacts. Mr. Cohn shared that the State has appropriated money to do a 145th Street study to identify how traffic should work and who should be responsible for the roadway.

Staff is currently discussing this issue with the City of Seattle. While the outcome is yet unclear, staff hopes King County will allow them to take over the County portion and the City of Seattle will see the wisdom of doing the same. Resolving this issue will help when deciding whether or not more lights can be placed on Northeast 145th Street. He pointed out that the main portion of the traffic will come from the southeast corner of the subarea (Bothell Way). It is staff's hope and expectation that the Commission will discuss access and egress issues when they review potential changes to the Community Business zone. Currently, the Community Business zone does not restrict access on neighborhood streets.

Commissioner Behrens referred to the intersection at 31st Avenue Northeast and Northeast 147th Street, where there is a deadhead in the middle of the street that prevents access through the intersection. He asked how this intersection would be handled in the future and what impact it would have on the traffic migrating onto 30th Avenue Northeast. Ms. Redinger said there have been numerous discussions amongst the CAC and the traffic engineers regarding this intersection and there was a conflicting set of opinions. One group advocated for protecting the neighborhood by limiting east/west access. Another group advocated increasing east/west access. The intersection referred to by Commissioner Behrens was part of a private property that was to be dedicated to the City. However, the property was sold and another house was developed behind. This property is now ineligible for dedication because the rear property would become landlocked. She acknowledged that the right-of-way could be opened to through traffic, or it could be left the way it is to prevent east/west access. At the request of Commissioner Behrens, Mr. Cohn confirmed that the traffic study assumed that Northeast 147th Street would not be a through street and that traffic could only move east/west on Northeast 145th Street and Northeast 149th Street. Ms. Redinger cautioned that it does not mean that Northeast 147th Street cannot become a through street at some point in the future as conditions change. Commissioner Behrens asked if future decisions about Northeast 145th Street would also play a role in whether or not Northeast 147th Street becomes a through street. Ms. Redinger answered affirmatively. She summarized that staff knows that traffic is very important to the people in the neighborhood, and they will pay careful attention to the 145th Street Corridor Study as it progresses.

Deliberations

COMMISSIONER KAJE MOVED TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED ZONING MAP (EXHIBIT 3) FOR THE SOUTHEAST NEIGHBORHOODS AS DRAFTED BY STAFF. COMMISSIONER MOSS SECONDED THE MOTION.

Commissioner Kaje reviewed the rezone criteria the Commission must consider when reviewing rezone applications as follows:

1. *The rezone is consistent with the Comprehensive Plan.* Commissioner Kaje said the Commission would look closely at the recently approved Southeast Shoreline Subarea Plan, which is part of the Comprehensive Plan. Ms. Redinger said the proposed zoning changes were tailored to be consistent with the subarea plan and the accompanying map adopted as part of the Comprehensive Plan in May of 2010.

2. *The rezone will not adversely affect the public health, safety or general welfare.* Ms. Redinger explained that redevelopment under the proposed zoning would trigger stormwater, street frontage (sidewalk), and other improvements, which would benefit public health, safety and welfare.
3. *The rezone is warranted in order to achieve consistency with the Comprehensive Plan.* Again, Ms. Redinger advised that there are a number of parcels that need to be rezoned in order to be consistent with the Comprehensive Plan designations that were adopted as part of the subarea plan. Additional rezones are proposed in order to be consistent with the policy recommendations in the subarea plan.
4. *The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.* Ms. Redinger advised that the rezone is intended to encourage redevelopment that is beneficial to the neighborhood. Standards contained in the Development Code will protect the existing neighborhood character and quality of life for residents as redevelopment occurs.
5. *The rezone has merit and value for the community.* Ms. Redinger explained that the rezone is based on recommendations from the Citizens Advisory Committee, and the intent was to increase development options for neighborhood businesses to provide jobs and services, as well as provide clear zoning transition between different uses.

Commissioner Kaje suggested that because the subarea plan was crafted with a lot of effort by a citizen's group, the Commission must meet a fairly high burden when considering Criteria 1 and 3 beyond just saying the zoning proposal was crafted to be consistent with the subarea plan. Instead, he suggested they revisit the subarea plan. He observed that not all of concepts in the subarea plan can be implemented via zoning. Some are more appropriate for citywide implementation, and others can be implemented via the transportation and/or parks master plan, etc. He noted there are numerous recommendations about incentives, but in his review of the subarea plan he did not get the sense that the CAC was talking about zoning and upzoning as an incentive. There is a lot of language about protecting neighborhoods, solar access, etc. He summarized that incentives need to be achieved some other way.

Chair Wagner noted that the Commission has had previous discussions that redevelopment would actually improve the stormwater situation, and she appreciates the clarification provided by staff about the difference between stormwater and underground stream. The Commission is aware that drainage is a significant problem, but she felt the proposal would not create additional negative impacts.

Ms. Redinger cautioned that when meeting with the CAC, staff tried not to get into the details of Development Code language. The CAC's role was to create a vision for the Southeast Neighborhoods Subarea, and it is the responsibility of the staff, Planning Commission and the City Council to implement the vision. She reminded the Commission that at one of the community meetings staff spent a lot of time detailing how the recommendations could be implemented. Because the subarea plan is

part of the Comprehensive Plan, it will filter into functional master plans such as surface water, transportation, etc. and then into capital budgets and annual work plans.

Commissioner Kaje said he reviewed the subarea plan to identify the various recommendations that have a nexus with zoning. He suggested the Commission focus on these recommendations to determine if the proposal is consistent with the subarea plan. The Commission agreed that would be an appropriate approach.

Commissioner Kaje referred to Natural Environment Policy Recommendation NE12 (Page 3 of the Plan), which calls for using green buffers to build height ratio between different land uses, especially where transition zoning is not possible. He reminded the Commission that this concept was implemented in a portion of the Town Center Subarea. A certain vegetation buffer was linked to the fact that there would be a fairly high adjacent use. While he does not have an answer at this time, he asked if the Commission feels there are places in the Southeast Neighborhoods Subarea where the proposed zoning transition may not be adequate to meet NE12. He specifically referred to a property, which is located west of 15th Avenue Northeast and north of Northeast 145th Street. This property is proposed to be zoned Community Business, and it is located next to R-6 zoning. Commissioner Kaje noted that many of the properties west of 15th Avenue Northeast are identified for Community Business zoning yet they abut single-family residential. He asked if there are other provisions in the Development Code that would implement NE12. Ms. Redinger advised that NE12 could be implemented via the Development Code language when they articulate the standards for transition in Community Business zones.

Commissioner Moss asked if the current zoning requires transition. Ms. Redinger answered that the design standards address transition, but they could be more stringent and more detailed. She noted that staff does not anticipate a significant number of development proposals before the Community Business zoning standards have been updated to address issues such as transition. Mr. Cohn advised that Community Business zoning standards do address the issue of transition by calling for a 35-foot maximum building height when Community Business abuts single-family.

Commissioner Kaje suggested that in their recommendation to the City Council, the Commission could ask the City Council to make amendments to the Community Business zoning provisions a high priority for the staff and Commission. The proposal would expand the use of the Community Business zone; and in several cases, it would be located next to single-family zoning.

Commissioner Moss recalled that there were three parcels near 15th Avenue Northeast where the recommended designation was not finalized. Staff explained its rationale for the proposed designation and that the property owners had been contacted but did not respond to the City's letters and phone calls. Mr. Cohn emphasized that the zoning change would not make the uses on the two parcels nonconforming.

Commissioner Kaje referred to Land Use Policy Recommendation LU4 (Page 4 of the Subarea Plan), which calls for establishing 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. He expressed his belief that this recommendation has been met by the proposed step down zoning, particularly in the southeast corner. However, he acknowledged that the Community Business

standards need to be revised in the future to refine the transition requirements. He also expressed his belief that LU5 (Page 4 of the Subarea Plan), which calls for placing the highest-density housing (mixed use) on transit lines or in already established commercial zones, has been adequately addressed by the proposal.

Commissioner Kaje referred to LU7 (Page 4 of the Subarea Plan), which calls for 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. He reminded the Commission that they discussed this recommendation and decided against a business-only zone. He asked if that is still their position. Chair Wagner suggested that this issue would be best addressed through a Development Code regulation. She asked if the current Community Business zone has a ground floor commercial requirement. Mr. Cohn answered that there is currently no ground floor commercial requirement in the Community Business zone and single-use buildings are allowed. He agreed the Commission discussed the issue previously, but they did not provide any specific direction to staff. Ms. Redinger said staff has not been presented with any evidence to support the assumption that property owners would not develop commercial or office uses because of the profitability of residential uses. She agreed this issue could be addressed in greater detail when the Development Code standards are reviewed in the future. Commissioner Kaje pointed out that the Mixed-Use Zone requires that the ground floor be developed to at least be amenable to commercial uses. He asked if the Commission felt the same provision should be applied to the Community Business Zone.

Commissioner Behrens observed that the Commission has discussed a lot of potential changes to the Community Business zone, but if the proposed zoning is approved, it would be implemented based on the current standards. He expressed concern that until the Community Business Zone has been amended, a developer could build a structure under the existing requirements that would not provide a proper transition. It would not be a benefit to the people in the neighborhood to have uncontrolled, large-scale community business development next to single-family houses.

Ms. Redinger recalled that staff previously provided graphics to illustrate the differences in the height allowed in the various zones. For example, residential zones are limited to 35-feet in height, as are Commercial Business zones that are located next to Single-Family Residential zones. She summarized her belief that the proposed zoning would not open the floodgates of development, but she understands Commissioner Behrens' concern. She explained that the process has taken a long time, and several property owners within the subarea have been vested in the process from the beginning. Again, she emphasized that most of the recommendations found in the Subarea Plan will be implemented via the Development Code rather than zoning. The Commission determined that updating the Development Code would involve a long process in order to address the many recommendations found in the Subarea Plan. Therefore, they agreed to move forward with the rezone proposal first to give some assurance to the property owners, particularly the residential property owners.

Ms. Redinger advised that the commercial property owners are now paying attention to the process. They have indicated they would like to advocate for greater height and more density at some point in the future, so it is unlikely the commercial properties will develop under the current Community Business zoning standards. The commercial property owners want more certainty as to what can potentially be

developed before spending a lot of money and time to create development proposals. Staff is not recommending the Commission postpone their decision on the rezone proposal until they have worked through all of the details to update the Community Business zone. Instead, the Commission could recommend the City Council place the Development Code update on the work program as a priority project.

Commissioner Kaje referenced Housing Policy Recommendation H2 (Page 5 of the Subarea Plan), which calls for new housing development that is added in the center of established neighborhoods of the subarea being consistent with the neighborhood character. It states that lot size to structure ratios and the scale of buildings is important. He noted there are numerous small lots, particularly in the southeast corner of the subarea. While it is possible to aggregate the lots, normal single-family lots will be rezoned to a higher residential density. He acknowledged that the proposed rezone could produce undesirable outcomes, but the same thing could happen in other neighborhoods throughout the City. He said he does not believe the issue can be addressed through zoning, but the issue of lot size to structure ratio was correctly called out by the CAC as something that needs to be addressed at some point in the future. Ms. Redinger said staff has discussed this issue in their preparations to update the Comprehensive Plan Housing Element. They foresee a potential bundle of Development Code amendments related just to housing to implement the City's adopted housing strategy citywide.

Commissioner Kaje referred to Economic Development Policy Recommendation ED3, which calls for increasing small-scale economic development that employs local people and complements residential character. He also referred to ED10, which calls for modifying commercial zoning regulations to require that mixed-use buildings be designed to accommodate ground level commercial uses along arterial street frontages. He suggested that the modification called out in ED10 would implement ED3. He suggested they recommend to the City Council that the concept of ground floor commercial space should be one of the first things considered when the Community Business zone is updated. Otherwise, they could end up with strictly residential development in areas where they had hoped to stimulate business. Ms. Redinger suggested that allowing home-based business uses on properties that are already developed as single-family residential would be another way to encourage small businesses.

Vice Chair Perkowski referred to Rezone Criteria 3 and asked staff to highlight where additional rezones are proposed in order to be consistent with the policy recommendations in the subarea plan. Ms. Redinger used a map to identify some of the inconsistencies. She noted that while some of the proposed zoning changes are not necessary to be consistent with the Comprehensive Plan, they are needed to realize policy recommendations related to transition, attracting amenities, making the properties more marketable, etc.

Chair Wagner referred to the concerns raised by Commissioner Behrens regarding access to the properties located on the east side of 32nd Avenue Northeast. She expressed her belief that staff's explanation clarified the concern. She reminded the Commission of their previously discussed desire to have the lots redeveloped, and pooling the properties would result in a benefit. She said she is opposed to changing the zoning to match the zoning proposed for the west side. Ms. Redinger recalled that tools were created for the Town Center Subarea to implement the "protect and connect theory" where

commercial abuts residential. It is also possible to create effective standards for the Community Business zone, perhaps borrowing some standards from the Town Center.

Commissioner Broili agreed that the properties on the east side of 32nd Avenue Northeast should be rezoned to Community Business as proposed. It is important to keep in mind that nothing will change overnight. The subarea plan is long-term, and it is appropriate for the City to plan for the properties to be consolidated into larger units for redevelopment so that Commissioner Behrens' concerns do not come to pass. Ms. Redinger pointed out that larger developments are more likely to hit a threshold that will trigger a greater traffic analysis and mitigation. Commissioner Esselman added that rezoning the properties on the east side of 32nd Avenue Northeast to Community Business as proposed would also allow for commercial uses that serve the people living in the area. She said she also supports the rezone as proposed by staff.

Commissioner Behrens asked the staff and Commission to show him of another Community Business zone that exists on a non-arterial street. He suggested it is very unlikely that a developer would build a large-scale business where it cannot be seen and there is no available traffic pattern to serve the site. Chair Wagner responded that if the lots are consolidated and developed, then access could come from Bothell Way rather than 32nd Avenue Northeast. Commissioner Behrens cautioned that the City cannot require a property owner on Bothell Way to allow access through their property to another business located on an adjacent street. He recalled he previously proposed utilizing a Planned Area concept to address specific ingress/egress issues. This approach would have allowed them to figure out how to use the properties at a higher density. The Commission didn't choose this approach; and as proposed, access to these properties would have to come from Northeast 149th Street and 32nd Avenue Northeast. They cannot require property owners on Bothell Way to allow access to come through their properties. Even if they could, the properties would not be visible from Northeast 145th Street or Bothell Way.

Commissioner Behrens said that if the City allows Community Business development to occur on 32nd Avenue Northeast, the traffic access is going to funnel back into the residential neighborhoods via Northeast 149th Street and 30th Avenue Northeast. He felt this would be in conflict with Rezone Criteria 2 and 4. He does not see how the benefits of development at the level allowed by the Community Business zone would outweigh the detriment to the neighborhood. He said he is not suggesting they not allow commercial development along 32nd Avenue Northeast, but the commercial application should be more appropriate for the adjacent neighborhood such as R-48. The Community Business zoning designation opens the potential for very large developments on these properties, and the traffic impacts to the neighborhood would be great.

Commissioner Broili said he sees no reason why anyone on Bothell Way would have to allow access through their properties to the properties on 32nd Avenue Northeast. These properties can be accessed via 32nd Avenue Northeast. He said the properties on 32nd Avenue Northeast will not likely redevelop for many years because they are not visibly accessible from Bothell Way. As these properties go undeveloped, the property owners on Bothell Way may choose to purchase them to make larger properties that expand from Bothell Way all the way to 32nd Avenue Northeast. The consolidated lots would accommodate larger developments. He said he does not agree with the logic that traffic would

disperse itself into the neighborhood via Northeast 147th Street or Northeast 149th Street. If he were going up 32nd Avenue Northeast, he more than likely would turn right to access Bothell Way.

Commissioner Kaje pointed out that a Community Business zoning designation would not prevent these property owners from developing something that is economically viable, such as R-48, if aggregation is not an option. He further pointed out that there is a development on Linden Avenue with multi-family housing on top and retail uses below. Linden Avenue is not an arterial street, yet the businesses appear to function appropriately. He agreed that the development on the east side of 32nd Avenue Northeast may look very different than the development that occurs on Bothell Way, but he does not see this as negative. The Community Business designation would allow the properties to be developed as purely residential.

Commissioner Behrens pointed out that 32nd Avenue Northeast is only accessible from Northeast 145th Street if you are heading in a westbound direction. Northeast 149th Street is only accessible from one direction on Bothell Way. It is not possible to turn left from 32nd Avenue Northeast onto Northeast 145th Street. It is very difficult to turn right, as well. Therefore, traffic on 32nd Avenue Northeast would have to go to Northeast 149th Street, across the back of the neighborhood, to exit off of 30th Avenue Northeast and reenter Northeast 145th Street. Cars trying to access Bothell Way from Northeast 149th Street can only turn right onto Bothell Way. He summarized there is no good access to the properties on 32nd Avenue Northeast except through the single-family neighborhoods.

Commissioner Moss said that having watched the path of least resistance of people walking and driving, she agreed with Commissioner Behrens that it will be difficult for people who want to go to Bothell Way. They may very well need to go down to 30th Avenue Northeast. The flip side is if they are going westbound, they can either go the short direction and not get stopped at that intersection where it is hard to get out or into the turn lane and circle around instead. People figure that out, and they are only talking about back tracking one to one-half blocks. The property owners could develop the properties as R-48 under the current zoning, but changing the zoning to R-48 would not allow for aggregation of the parcels. An R-48 designation could stymie redevelopment in the entire area.

Commissioner Moss referred to two small parcels that are proposed to be zoned Neighborhood Business at the far northern portion of the subarea at 15th Avenue Northeast and North 155th Street. Mr. Cohn said they are currently zoned, Neighborhood Business, as well. Commissioner Moss noted that other Neighborhood Business zones within the subarea were changed to Community Business. Mr. Cohn pointed out that these properties are bordered on two sides by single-family residential zoning. In addition, the properties are not a large enough to accommodate any type of large development.

Vote by the Commission to Recommend Approval or Denial or Modification

THE MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED ZONING MAP (EXHIBIT 3) FOR THE SOUTHEAST NEIGHBORHOODS AS DRAFTED BY STAFF WAS APPROVED 6-1, WITH COMMISSIONER BEHRENS VOTING IN OPPOSITION.

Closure of Public Hearing

Chair Wagner closed the public hearing.

DIRECTOR'S REPORT

Mr. Cohn did not have any items to report to the Commission.

UNFINISHED BUSINESS

Commissioner Kaje reminded the Commission of their earlier discussion that it would be appropriate to send a strong message to the City Council that updating the Community Business zone code language to address the issue of transition should be a priority. A discussion about the concept of stimulating commercial uses in the Community Business zone should also be a priority. He said he likes the ground floor requirement contained in the Mixed Use zone, and it would make sense to apply the same concept to the Community Business zone. He felt it would be appropriate to require buildings in the Community Business zone to be constructed to the appropriate standards to accommodate commercial uses on the ground floor. He clarified that he is not proposing that non-commercial uses be precluded from the ground floor.

The Commission agreed to forward a recommendation to the City Council that they place the following items on the Commission's work program as priorities:

- A review of the Community Business zone transitions. The review should not only consider design transition, but traffic and transportation, particularly for commercial business zones that are adjacent to single-family residential zones.
- A review of the ground floor commercial building standards as they relate to design and to storefront transparency.

Commissioner Behrens asked how the City could require a developer to convert ground floor residential units to commercial space if the demand changes. Mr. Cohn said this could be part of the discussion. He explained that commercial space can often be rented for two to three times the amount charged for residential space. Developers will likely make the change as soon as the market can support it. Chair Wagner suggested the Commission postpone additional discussion regarding this issue until they receive direction from the City Council to move forward.

Commissioner Broili suggested that storefront transparency can be addressed as a design issue. Buildings can be designed to allow more privacy, but at the same time, the space can be converted to a more open commercial use. Mr. Cohn recalled that the Commission has previously discussed the concept of requiring a certain percentage of transparent windows on ground floor commercial space, and this type of requirement would make it more difficult for developers to other types of uses. Chair Wagner suggested that staff provide pictures to illustrate the concept in various situations.

Commissioner Esselman suggested the issue of floor area ratio should also be a priority to address citywide.

Commissioner Kaje described King County's incentive program, which uses a concept called the Public Benefit Rating System. The program provides a menu of options for developers to offer public amenities that are beyond those required by the code in exchange for a tax benefit. For example, a developer could earn points for protecting a riparian area, allowing public access, providing additional open space, preserving a stream corridor, preserving more trees than required, preserving buildings, etc. The program could be customized for each property. He suggested staff research whether the concept has been used in any urban settings. Rather than offering numerous incentive programs, all incentive opportunities could be administered under one umbrella program. Commissioner Broili agreed he would like to explore this option further. He noted that Seattle's Green Factor Program is similar to the program described by Commissioner Kaje. He suggested the City could build off of Seattle's program.

NEW BUSINESS

No new business was scheduled on the agenda.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Kaje announced that between 150 and 200 people attended the outdoor movie night at Aldercrest last weekend. Two bands played before the movie, and there were a variety of elected officials present. He summarized that it was a fun neighborhood event.

Mr. Cohn announced that from 10:00 a.m. to Noon on September 9th, the Transportation Choices Coalition and the Futurewise will provide a presentation at the Shoreline library about Transportation Oriented Development. If Commissioners are unable to attend, a book is also available for their review.

AGENDA FOR NEXT MEETING

Mr. Cohn reminded the Commission that their training session is scheduled for September 15th.

ADJOURNMENT

The meeting was adjourned at 9:12 P.M.

Michelle Linders Wagner
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission



City of Shoreline
Planning and Development Services

17500 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: **June 21, 2011**
PROPONENT: **City of Shoreline**
LOCATION OF PROPOSAL: **Not Applicable – Non-Project Action**
DESCRIPTION OF PROPOSAL: **Non-Project Action to adopt on specific parcels in the SE Neighborhoods Subarea which implement portions of the SE Neighborhoods Subarea Plan.**

PUBLIC HEARING **July 7, 2011**

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 14 days from the date below.

RESPONSIBLE OFFICIAL: **Steven M. Cohn, Senior Planner**

ADDRESS: **17500 Midvale Avenue North
Shoreline, WA 98133-4905**

PHONE: **206-801-2511**

DATE: _____ SIGNATURE: _____

PUBLIC COMMENT AND APPEAL INFORMATION

The public comment period will end on July 5, 2011. There is no administrative appeal of this determination. 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 the underlying decision in accordance with State law.

The file is available for review at the City Hall, 17500 Midvale Ave N., 1st floor – Planning and Development Services

7/3/11

Dear Planning Commissioners,

Thank you for your work. I am saddened that this important meeting is being held during summer vacation time and adjacent to a long holiday weekend. I could not attend because of family commitments and I know of several others in my neighborhood who are in the same position. I live in the SE area on 30th Ave NE. When I bought my home, it was a single family street, with a few triplexes and a lovely condominiums complex one street down.

I object to the interpretation of step down zoning starting from Bothell Way and working its way into 30th Ave. Approaching zoning in this manner ignores the community who live here in the SE area, its neighborhood feel, and the specific issues of this area. I propose that the zoning should be examined from 30th Ave NE towards Bothell Way. The west side of 30th is zoned R 6. This would make the next logical step up R 12. The east side of 31st block is zoned R12 which is in keeping with the single family/duplexes currently there. It is proposed that 32nd become R48 zoning. A step up from R12/18 to R48 is too big a step. Please consider keeping 32nd residential by zoning it no more than R24. This then would allow for a more gradual increase that would welcome townhouses, community sized development and perhaps cottage housing which I believe will support the community feel of the SE area. The final block facing Bothell Way would then be zoned for community business, which allows for R 48 housing. In none of the meeting sited under the staff report of "community involvement" was the topic of what "community business" parameters are. I do not know what makes up community business outside of some heights that were mentioned. I therefore, cannot comment with any informed consent upon this aspect of the zoning proposal.

Redevelopment of the SE area is very tricky. R 48 density will be difficult to manage unless the increased traffic is designed to enter and exit directly onto Bothell Way and not into an R6 neighborhood. As single family homes, we will be highly impacted by any changes on the 2 streets to our east. 30th Ave is the first street that has a traffic light at the corner. There are no sidewalks on 30th and only 1 streetlight. It is already used as a cut through for neighborhood traffic and people trying to avoid traffic backup during peak travel times. If there is an increase density of even 50 cars, which would significantly impact 30th Ave NE. It would logically make sense that this street will bear the brunt of increased traffic flow. The corner of 145th and 30th already is the scene of many traffic accidents. We have no infrastructure for the increased traffic and there are no funds or plans attached to this rezoning to address the issues of traffic and 145th. The zoning of R6 on 30th Ave prevents owners from selling to any developers, so indeed, we could get the worse of worlds, higher density, traffic, and property value decreases.

Please be certain that the density increases that are planned for Shoreline are distributed fairly throughout Shoreline. I am amenable to the SE area accepting our fair share of development and density as long as the rest of Shoreline also increases their density levels. Please remember that the livability of this area is fragile given its boundary proximities, water tables, and the land locked street pattern that abuts 145th Street and Bothell Way and 30th Ave to the rest of Briarcrest. The gradual step up that I am proposing is in keeping with the CAC land use policy recommendations: "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." page 2, and 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." page 16

Sincerely Yours,

Diana Herbst

14705 30th Ave NE Shoreline WA 98155

PO Box 95961
Seattle, WA 98145
July 4th, 2011

Shoreline Planning Commissioners
City of Shoreline
17500 Midvale Avenue N
Shoreline, WA 98133

Dear Ladies and Gentlemen:

Greetings once again and thanks for your civic contributions of your time and energy in the service of Shoreline.

The issue of density upgrades in the Southeast corner of Shoreline has been a very long time in being sorted out in a definitive way. I am finally starting to feel mildly encouraged with this slow democratic process. The current proposal from Staff which has been modified and improved upon by the Planning Commission is a good step in the right direction. The CAC Report calls for "transition(s) between single family areas and mixed-use commercial areas;" and thus the plan proposed by the CAC calls for density to step "down in zoning intensity from the areas designated for higher density or mixed-use to the single-family core of the neighborhood." Most would agree that if these transitions were as smooth as possible then the greater good for the community would be best served.

Today, nearly every single family residence along the west side of 30th Ave. NE stands across the street from R18 and R24 zoning. This spot zoning was inherited by the City from King County. This spot zoning is admittedly a general mess. But the significant fact is that it is already in place, and not much can be done about it at this point in time. Luckily for those citizens, the zoning allowed for **adequate development** that enabled the construction of rather nice buildings that produce sufficient income so that the property owners can, and have, taken good care of their building and their business.

Most of the single family residences along the north side of NE 149th St. stand across from R12 zoning currently. I recommended in my last letter and suggested zoning map that the lots between 30th and 31st on the south side of NE 149th remain R12. I also suggested that those on the south side of NE 149th between 31st and 32nd, AND those along the east side of 31st down to NE 147th be increased to R18. Why? It is simply because these lots are immediately adjacent to lots with the approved R48 zoning.

**GOING FROM R48 to R12 IS NOT A SMOOTH
TRANSITION. A SMOOTH TRANSITION WOULD BE**

R48 TO R18 TO R12 TO R6, GOING WEST AND NORTH FROM R48'S. This transition is both logical and much smoother! It better fits the Staff's call for a created

“orderly transition while preserving the intent of the committee that the interior of that area of the neighborhood be limited in terms of potential building height to protect solar access and aesthetic appeal.” As I have stated before, the lot size already limits the building’s height to 35 feet for those lots with zoning between R8 and R24; so a R18 should cause minimal problems for those folks across the street to the north when it comes to height considerations. It also makes 14704 through 14728 NE 30th much less of a misplaced “island” of higher density on the zoning map.

I strongly recommended in my last letter and suggested zoning map that the lots on both sides of 31st Ave NE between NE145th and NE 147th be assigned R24 zoning. Why? It is because most of these lots are right next to lots with the approved R48

zoning. **GOING FROM R48 to R18 IS NOT A SMOOTH TRANSITION. A SMOOTH TRANSITION WOULD BE**

R48 TO R24 TO R18 TO R6, GOING WEST AND NORTH FROM R48’S. This truly helps smooth out “the irregular shapes created in this corner of the subarea based on a CAC compromise that is in conflict with narrative and policies in the Subarea Plan, which call for smooth transitions and step-down in allowable density.” I truly believe that this orderly and logical transition of going **R48 TO R24 TO R18 TO R6**, from east to west, and from south to north, is the best possible smooth transition for the southern tier of blocks below NE 147th. It also makes 3011 NE 147th much less of a misplaced “island” of higher density on the zoning map.

My suggested zoning map (with additional small improvements) is far simpler, and provides much smoother transitions than all other suggested maps thus far. My I make the admittedly self-serving recommendation that this map be adopted for the legislative rezoning of the Southeast Neighborhood of Shoreline? But even if my self interest were not a role player, I would still recommend my map since it is absolutely the most smooth, logical, and straightforward solution to an otherwise rather complicated mess of spot zoning inherited from King County.

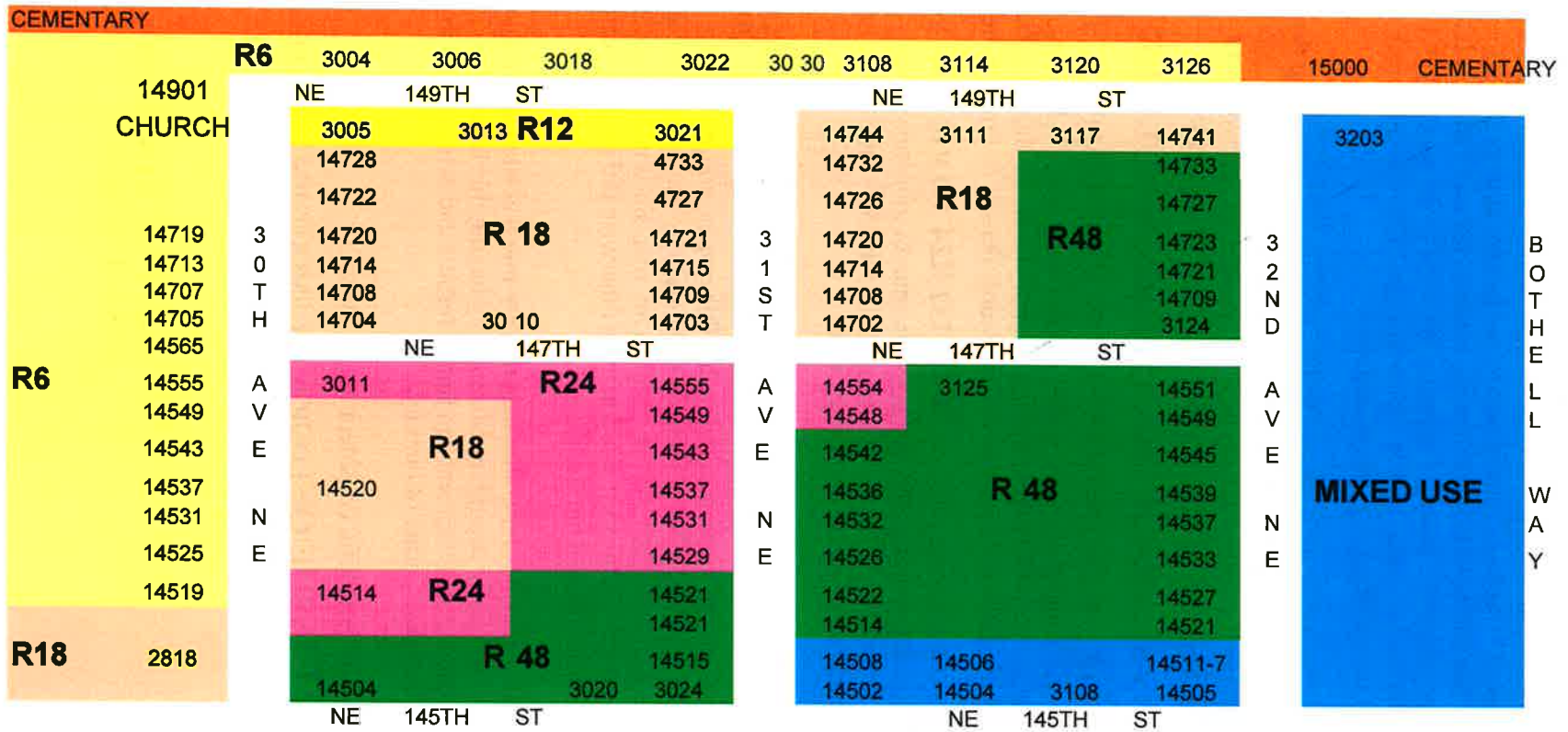
This approach also provides for additional and very much needed affordable and quality housing for our financially struggling citizens. By having this legislative rezone finally put to bed, then modest development can finally resume and bring an end to the growing blight in the Southeast Corner of our city.

Thank you for your thoughtful consideration on this truly
SIGNIFICANT ISSUE OF LOGICALLY SMOOTHING OUT THE
DENSITY TRANSITIONS OF THE SOUTHEAST CORNER OF THE CITY OF SHORELINE.

Have a great day.

Sincerely and Smoothly yours,
John and Jill Davis

DAVIS BRIARCREST ZONING PROPOSAL
WITH SMOOTH DENSITY TRANSITIONS
FROM EAST TO WEST & SOUTH TO NORTH



104

CEMENTARY																
		R6	3004	3006	30 18		3022	302 6	30 30	3108	3114	R 6	3120	3126	15000	CEMENTARY
			NE	149TH	ST					NE	149TH	ST				
R6	14901		3005	3013	R12		3021			14744	3111		3117	14741		3203
	CHURCH		14728				4733			14732				14733		
			14722				4727			14726	R18			14727		
		14719	3	14720		R 18	14721	3	14720			R48	14723	3		B
		14713	0	14714			14715	1	14714				14721	2		O
		14707	T	14708			14709	S	14708				14709	N		T
	14705	H	14704		30 10	14703	T	14702				3124	D		H	
	14565			NE	147TH	ST				NE	147TH	ST				E
	14555	A	3011	R24			14555	A	14554	3125			14551	A		L
	14549	V					14549	V	14548				14549	V		L
	14543	E					14543	E	14542				14545	E		
R6	14537		14558	R18	R24		14537		14536	R24		R48	14539			MIXED USE
	14531	N					14531	N	14532				14537	N		W
	14525	E					14529	E	14526				14533	E		A
	14519		14514				14521		14522				14527			Y
						14521			14514				14521			
R24	2818				R 48		14515		14506-8	14506			14511-7			
			14504	30 08	3014	3020	3024		14502	14504	3108		14505			
			NE	145TH	ST				NE	145TH	ST					



Memorandum

DATE: September 29, 2011

TO: Mayor Keith McGlashan and the City Council

FROM: Chair Michelle Wagner and the Planning Commission *MW*

RE: Implementation of Southeast Neighborhoods Subarea Plan through Development Code Amendments

Over the past three years, Planning staff, the Commission, and Council have held numerous study meetings and public hearings related to the Southeast Neighborhoods Subarea. Council has already adopted the Subarea Plan and is now reviewing our zoning recommendations. As part of our deliberations, the Commission identified various Development Code sections that would benefit from further scrutiny and revision.

Specifically the Commission debated recommending a new zone for commercial properties. Ultimately we concluded that the Community Business zone would be more appropriate as it was largely adequate and would allow for a faster adoption of the zoning map providing more certainty and predictability for the residents, business owners and potential future developers. However, the Commission also believed that it was important to evaluate two specific aspects of the Community Business existing zone in order to implement the policies and intentions of the Subarea Plan:

- Requiring the ground level to be designed to be able to accommodate commercial standards (like in the MUZ), or other means to stimulate commercial activity; and
- Design and transition to adjacent uses, possibly adapting standards from MUZ &/or Town Center to a neighborhood commercial setting.

At our joint October 10th dinner meeting we will discuss the Long-Range Planning Work Program, where we look to Council to set priorities for our upcoming tasks. This transmittal letter includes additional topics that we have identified and would like Council to consider as priorities for the Planning staff and Commission.

Additionally, both the Southeast Neighborhoods Subarea and Comprehensive Housing Strategy Citizen's Advisory Committees generated recommendations that the Commission feels have merit to evaluate as potential amendments to the Development Code, including:

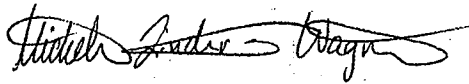
- Bulk, height, and density of the Community Business zoning standards;

- Alternative housing styles to provide options, appropriate infill, etc.;
- Accessibility and universal design;
- Strategies to increase home businesses and small-scale economic development opportunities, such as Live/Work Lofts and additional permitted uses; and
- Lot size to structure ratios, design and scale of buildings.

These recommendations could be evaluated either as a packet of Development Code Amendments to apply specifically to the Southeast Neighborhoods Subarea, or they could have broader application as an examination of Commercial and/or Housing standards throughout the city and its various zoning designations.

An additional appropriate evaluation would be of the incentives that are utilized to encourage developers to include desired amenities, such as affordability, green building, open space, etc., or whether regulatory language should mandate such items.

On behalf of my colleagues on the Planning Commission, thank you for considering the zoning recommendations and also other topics that the Commission believes will have value for the community as a whole.



PO Box 95961
Seattle, WA 98145
September 30, 2011

City Council Members
City of Shoreline
17500 Midvale Avenue N
Shoreline, WA 98133

Dear Ladies and Gentlemen:

Greetings and I would like to begin with thanking you for your civic contributions of your time and energy in the service of Shoreline.

The issue of density upgrades in the Southeast corner of Shoreline has been a very long time in being sorted out in a definitive way. I am finally starting to feel mildly encouraged with this slow democratic process. The current proposal from Staff which has been modified and improved upon by the Planning Commission is a good step in the right direction. The CAC Report calls for "transition(s) between single family areas and mixed-use commercial areas;" and thus the plan proposed by the CAC calls for density to step "down in zoning intensity from the areas designated for higher density or mixed-use to the single-family core of the neighborhood." Most would agree that if these transitions were as smooth as possible then the greater good for the whole community would be best served.

Today, nearly every single family residence along the west side of 30th Ave. NE stands across the street from R18 and R24 zoning. This spot zoning was inherited by the City from King County. This spot zoning is admittedly a general mess. But the significant fact is that it is already in place, and not much can be done about it at this point in time. Luckily for those citizens, the zoning allowed for **adequate development** that enabled the construction of rather nice buildings that produce sufficient income so that the property owners can, and have, taken good care of their buildings and their business.

Most of the single family residences along the north side of NE 149th St. stand across from R12 zoning currently. I recommend that the future zoning map for the lots between 30th and 31st on the south side of NE 149th remain R12. I further recommend that those on the south side of NE 149th between 31st and 32nd, AND those along the east side of 31st down to NE 147th be increased to R18. Why? It is simply because these lots

are immediately adjacent to lots with the approved R48 zoning. **GOING**

FROM R48 to R12 IS NOT A SMOOTH TRANSITION. A

SMOOTH TRANSITION WOULD BE R48 TO R18 TO R12 TO

R6, GOING WEST AND NORTH FROM R48'S. This transition is both logical and much smoother! It better fits the Staff's call for a created "orderly transition while preserving the intent of the committee that the interior of that area of the neighborhood be

limited in terms of potential building height to protect solar access and aesthetic appeal.” The lot size already limits the building’s height to 35 feet for those lots with zoning between R8 and R24; so a R18 should cause minimal problems for those folks across the street to the north when it comes to height considerations. It also makes 14704 through 14728 NE 30th much less of a misplaced “island” of higher density on the zoning map.

I strongly recommend that the future zoning map for lots on both sides of 31st Ave NE between NE145th and NE 147th be assigned R24 zoning. Why? It is because most of these lots are right next to lots with the approved R48 zoning. **GOING FROM R48 to R18 is not a smooth transition. A SMOOTH TRANSITION**

WOULD BE R48 TO R24 TO R18 TO R6, GOING WEST AND NORTH FROM R48’S. This truly helps smooth out “the irregular shapes created in this corner of the subarea based on a CAC compromise that is in conflict with narrative and policies in the Subarea Plan, which call for smooth transitions and step-down in allowable density.”

I truly believe that this orderly and logical transition of going **R48 TO R24 TO R18 TO R6**, from east to west, and from south to north, is the best possible smooth transition for the southern tier of blocks below NE 147th. It also makes 3011 NE 147th much less of a misplaced “island” of higher density on the zoning map.

My suggested zoning map is far simpler, and provides much smoother transitions than all other suggested maps thus far. The Planning Staff, and the Planning Commission have each made increasing improvements recently. Might I suggest that the City Council take the bold step in making one last improvement? May I make the admittedly self-serving suggestion that the attached map be adopted for the legislative rezoning of the Southeast Neighborhood of Shoreline? But even if my self interest were not a role player, I would still recommend my map since it is absolutely the most smooth, logical, and straightforward solution to an otherwise rather complicated mess of spot zoning inherited from King County.

This approach also provides for additional and very much needed affordable and quality housing for our financially struggling citizens. By having this legislative rezone finally put to bed, then modest development can finally resume (assuming the banks can get their act together) and bring an end to the growing blight in the Southeast Corner of our city.

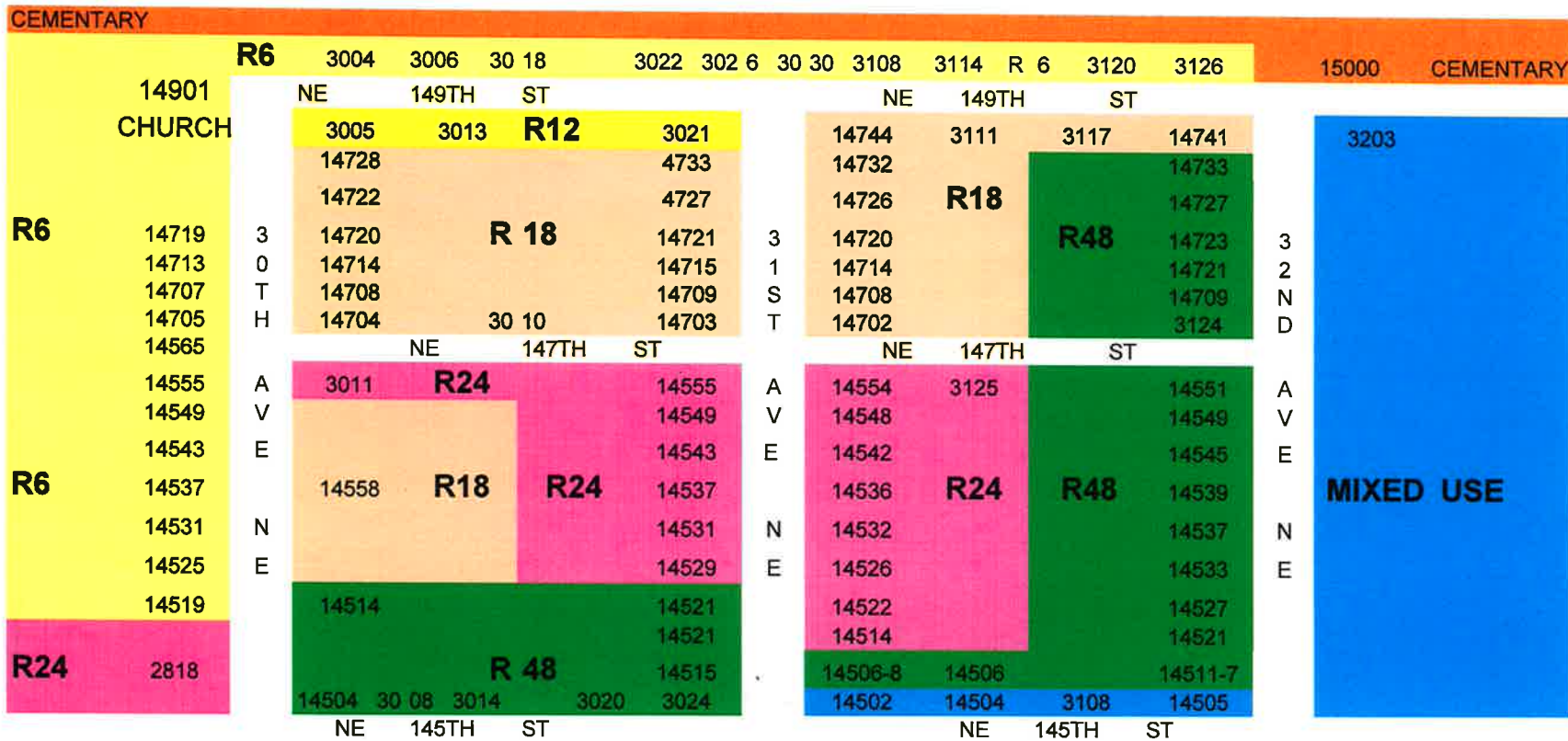
Thank you for your thoughtful consideration of this truly

SIGNIFICANT ISSUE OF LOGICALLY SMOOTHING OUT THE DENSITY TRANSITIONS OF THE SOUTHEAST CORNER OF THE CITY OF SHORELINE.

Have a great day.

Sincerely and Smoothly yours,
John and Jill Davis

DAVIS BRIARCREST ZONING PROPOSAL
WITH SMOOTH DENSITY TRANSITIONS
FROM EAST TO WEST & SOUTH TO NORTH



This page intentionally left blank.