

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	QUASI-JUDICIAL: Discussion of Ordinance No. 837 – Amending the Zoning Map at 17127 and 17201 15 th Avenue NE and 17062 and 17414 12 th Avenue NE from Residential 24-units Per Acre (R-24) and Residential 48-units Per Acre (R-48) to Community Business (CB) (PLN18-0043, Winters Rezone)
DEPARTMENT:	Planning & Community Development
PRESENTED BY:	Miranda Redinger, AICP, Senior 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 behalf of the property owners, Jordan Winters from Sante Partners requested a rezone of four (4) parcels located at 17127 and 17201 15th Avenue NE and 17062 and 17414 12th Avenue NE. The request is to change zoning from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48), which are high density residential zones, to Community Business (CB), a commercial zone. If a rezone is granted, the Applicant intends to redevelop portions of the area to accommodate senior housing, assisted living, and nursing care. However, specific plans for the properties have not been identified.

Per Shoreline Municipal Code (SMC) Section 20.30.060, a rezone is a Type C quasi-judicial decision for which the City Hearing Examiner holds a public hearing and issues a recommendation. The City Council is tasked with making a final decision. As such, the City Council cannot hear any additional public comment on this item and should not have external discussion regarding this request with members of the public.

The Hearing Examiner’s *Recommendation on Request for Site Specific Rezone* (Attachment A – Exhibit A), dated August 16, 2018, recommends approval of the proposed rezone with an additional recommendation that attention be paid to design issues, regulatory improvements, and community input to address local concerns. Adoption of proposed Ordinance No. 837 (Attachment A) would authorize this rezone and amend the City’s Zoning Map accordingly. Tonight, Council is scheduled to discuss proposed Ordinance No. 837.

RESOURCE/FINANCIAL IMPACT:

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City’s property tax base.

RECOMMENDATION

No action is required at this time. The Hearing Examiner recommended approval of this requested rezone with attention paid to some design issues to address local concerns and the City's policy objectives. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 837 when it is brought back to Council for consideration on September 24, 2018.

Approved By: City Manager ***DT*** City Attorney ***MK***

BACKGROUND

Rezoning is a discretionary decision of the City and addressed in SMC Section 20.30.320. The purpose of a rezoning is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC Section 20.30.060 classifies a rezoning as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision making authority on a rezoning.

The Code (SMC 20.30.320[B]) sets forth the following decision criteria with regard to rezoning approval:

1. The rezoning is consistent with the Comprehensive Plan.
2. The rezoning will not adversely affect the public health, safety or general welfare.
3. The rezoning is warranted in order to achieve consistency with the Comprehensive Plan.
4. The rezoning will not be materially detrimental to uses or property in the immediate vicinity of the subject rezoning.
5. The rezoning has merit and value for the community.

Rezoning Request

On behalf of the property owners, Jordan Winters from Sante Partners requested a rezoning of four (4) parcels:

- Parcel #1 (17127 15th Avenue NE) is the current site of the Anderson House, a nursing home.
- Parcel #2 (17201 15th Avenue NE) is the site of the Anderson Plaza, a retirement living facility.
- Parcel #3 (17062 12th Avenue NE) contains a structure that is connected to the nursing home on Parcel #1.
- Parcel #4 (17414 12th Avenue NE) is the site of a 27 unit multi-family project.

The request is to change zoning from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48), which are high density residential zones, to Community Business (CB), a commercial zone. Parcel #1 is currently zoned R-48 and the other three (3) parcels are currently zoned R-24. These zoning designations usually implement a High Density Residential Comprehensive Plan designation. All parcels have a Comprehensive Plan designation of Mixed-Use 2, for which Community Business is an implementing zone. A map depicting the proposed rezoning can be found as Exhibit B to Attachment A.

DISCUSSION

As part of the rezoning request, the Applicant provided responses to the above-noted rezoning decision criteria and staff provided additional analysis. Applicant responses and staff analysis are included in the Hearing Examiner staff report along with exhibits

presented to the Hearing Examiner (Attachment B). These documents collectively represent the Hearing Examiner record for this rezone.

The Hearing Examiner held the required public hearing on July 31, 2018. On August 16, 2018, the Hearing Examiner issued the *Recommendation on Request for Site Specific Rezone* (Attachment A – Exhibit A). With this recommendation, the Hearing Examiner sets forth the Findings of Fact and Conclusions of Law that support the recommendation of approval. In addition to recommending approval, the Hearing Examiner recommended that attention be paid to design issues, regulatory improvements, and community input to address local concerns and the City's policy objectives. While SMC 20.30.320 permits the City Council to approve a rezone subject to conditions, such attention is more appropriate at the site development/building permit stage of a project.

Pursuant to SMC 20.30.320(B), based on the record developed by the Hearing Examiner, the City Council may approve, approve with modifications, or deny the proposed rezone.

RESOURCE/FINANCIAL IMPACT

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City's property tax base.

RECOMMENDATION

No action is required at this time. The Hearing Examiner recommended approval of this requested rezone with attention paid to some design issues to address local concerns and the City's policy objectives. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 837 when it is brought back to Council for consideration on September 24, 2018.

ATTACHMENTS

Attachment A – Proposed Ordinance No. 837

- Exhibit A- Hearing Examiner Recommendation
- Exhibit B- Zoning Map with Proposed Rezone

Attachment B – Hearing Examiner Record

- Exhibit 1- Hearing Examiner Staff Report and Attachments
 - Site Plan
 - Vicinity Map
 - Zoning Map
 - Current Comprehensive Plan Map (adopted 2012)
 - 1998 Comprehensive Plan Map
 - Critical Areas Map
 - Neighborhood Meeting Invite
 - Neighborhood Meeting Summary
 - Application

- Rezone Criteria
- Statement of Use
- Notice of Application
- Notice of June 12 Public Hearing
- Notice of July 31 Public Hearing
- SEPA Determination of Nonsignificance (DNS)
- Amended SEPA DNS
- Signed SEPA Checklist
- Public Comments
- Responses to Public Comments from Applicant
- Exhibit 2 Applicant's Pre-Hearing Memorandum
- Exhibit 3 Public Hearing Affidavits
- Exhibit 4 Planning Department Power Point Presentation
- Exhibit 5 Applicant Submittals (Comment from Shoreline Lake Forest Park Senior Center, June 7, 2018; and area map)
- Exhibit 6 Graphic depiction of parcels and their ownership (Submitted by Mr. Merklingshaus)
- Exhibit 7 Comment, Mr. J. Parfitt
- Exhibit 8 Comment, Mr. W. Parfitt
- Exhibit 9 Comment, Mr. and Ms. McCrea
- Exhibit 10 Comment, Mr. N. McCrea
- Exhibit 11 Comment, Mr. Merklingshaus
- Exhibit 12 Comment, Mr. and Ms. Hawksford

ORDINANCE NO. 837

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON APPROVING REZONE APPLICATION PLN18-0043 TO AMEND THE CITY'S OFFICIAL ZONING MAP FROM R-24 AND R-48 TO CB FOR FOUR PARCELS OF LAND LOCATED AT 17127 15th AVENUE NE, 17201 15th AVENUE NE, 17414 12th AVENUE NE, AND 17062 12th AVENUE NE.

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70C RCW; and

WHEREAS, the applicants, via Application No. PLN 18-0043, sought a site-specific rezone of four parcels of land located at 17127 15th Avenue NE, 17201 15th Avenue NE, 17414 12th Avenue NE, and 17062 12th Avenue NE, identified by Tax Parcel Nos. 6163901465, 6163901560, 6163901462, and 61637400000; and

WHEREAS, the requested site-specific rezone would amend the City's Official Zoning Map for these parcels from the current zoning of Residential 48 units per acre (R-48) (17201 15th Avenue NE) and Residential 24 units per acre (R-24) (17127 15th Avenue NE, 17062 12th Avenue NE, and 17414 12th Avenue NE) to Community Business (CB); and

WHEREAS, the site-specific rezone implements the Comprehensive Plan land use designation for the parcels of Mixed Used 2; and

WHEREAS, the environmental impacts of the site-specific zone resulted in the issuance of a Determination of Non-Significance (DNS) on May 3, 2018 and an Amended DNS on June 12, 2018; and

WHEREAS, SMC 20.30.060 classifies a site-specific rezone as a Type C decision for which the City of Shoreline Hearing Examiner, after an open record public hearing, prepares findings and conclusions, and makes a recommendation to the City Council; and

WHEREAS, the City of Shoreline Hearing Examiner held a properly noticed open record public hearing on July 24, 2018, with the applicant and several members of the public testifying on the proposed rezone; and

WHEREAS, on August 16, 2018, the City of Shoreline Hearing Examiner issued her "*Recommendation on Request for Site Specific Rezone*" setting forth findings of fact and conclusions of law as to the site-specific rezone's satisfaction of the criteria set forth in SMC 20.30.320; and

WHEREAS, based on the findings and the law, the City of Shoreline Hearing Examiner recommended approval of the site-specific rezone; and

WHEREAS, as part of the recommendation, the Hearing Examiner recommended that attention be paid to design issues, regulatory improvements, and community input given the built-out nature of the surrounding area; and

WHEREAS, pursuant to SMC 20.30.060, the City Council has final decision making authority and this decision is to be made at a public meeting; and

WHEREAS, the City Council considered the Hearing Examiner's August 16, 2018 *Recommendation on Request for Site Specific Rezone* at its September 10, 2018 regular meeting; and

WHEREAS, the City Council concurs with the August 16, 2018 *Recommendation on Request for Site Specific Rezone* of the City of Shoreline Hearing Examiner, determining that the site-specific rezone satisfies the criteria set forth in SMC 20.30.320 and should be approved;

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

Section 1. Hearing Examiner's Recommendation. The City of Shoreline Hearing Examiner's August 16, 2018 *Recommendation on Request for Site Specific Rezone*, attached as Exhibit A, is hereby adopted.

Section 2. Amendment. The City's Official Zoning Map shall be amended to change the zoning designation for the parcel located at 17201 15th Avenue NE, identified by Tax Parcel No. 6163901560, from Residential 48 units per acre (R-48) to Community Business (CB) and the parcels located at 17127 15th Avenue NE, 17062 12th Avenue NE, and 17414 12th Avenue NE, identified by Tax Parcel Nos. 6163901465, 6163901462, and 61637400000, from Residential 24 units per acre (R-24) to Community Business (CB), as depicted on Exhibit B.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 24, 2018.

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik-Smith
City Clerk

Margaret King
City Attorney

Date of Publication: , 2018

Effective Date: , 2018

CITY OF SHORELINE HEARING EXAMINER

**RECOMMENDATION ON REQUEST FOR
SITE SPECIFIC REZONE**

HE-18-04/PLN 18-0043 (Winters)

August 16, 2018

1. FINDINGS OF FACT

1.1 Background. The Applicant requested a rezone on four parcels from residential zoning (R-24 and R-48) to Community Business (CB). The Applicant intends to redevelop portions of the area to accommodate senior housing, assisted living, and nursing care. However, specific plans for the properties have not been identified.

1.2 Applicant, Property Owners, and Site Location.

Applicant: Jordan Winters, Sante Partners
1220 20th Street SE, Suite 310
Salem, OR 97302

Property Owners and Associated Property Address and Tax Parcel:

Parcel #1 - 17127 15th Avenue NE, Tax Parcel #6163901465
Parfitt Family LTD Partnership
340 Nickelbush Lane
Quilcene, WA 98376

Parcel #2 - 17201 15th Avenue NE, Tax Parcel #6163901560
Sante Shoreline ALF Real Co, LLC
1220 20th Street SE, Suite 310
Salem, OR 97302

Parcel #3 – 17062 12th Avenue NE, Tax Parcel #6163901462
Anderson Family Properties
415 W. Mercer Street, #802
Seattle, WA 98119

Parcel #4 – 17414 12th Avenue NE, Tax Parcel #6137400000
PAR Three, LLC
18390 NE 192nd Street
Woodinville, WA 98077

1.3 Hearing. A public hearing was held on July 31, 2018. The Planning Department, through Ms. Redinger, summarized the proposal. The Applicant, first through counsel Mr. Hill, and then through Mr. Winters, concurred with the Staff Report. Mr. Hill focused on proposal consistency with the Comprehensive Plan. Mr. Winters' testimony is summarized below. Public comment followed, as also summarized below. The Applicant and Planning Department then provided clarifying information. Given the questions raised during public comment, the Examiner kept the written record open through August 6, 2018.

1.3.1 Applicant Testimony. Mr. Winters' testimony described development within the area and his company's (Sante) redevelopment plans. Sante owns Parcel 2 (17201 15th Ave NE) and also owns 17051 14th Ave NE (developed with a six-bed, six-unit adult family home). The latter property is not part of the rezone proposal. He provided additional details on the parcels within the rezone proposal:

- Parcel 1: 1.66 acres, with a building constructed in the 1960s. It was run as a 112-bed nursing facility, but ceased operations in 2017. It is now vacant and dilapidated.
- Parcel 2: Sante bought the parcel in December 2016, and has completed a \$7.5 million renovation. The property is used as a 65-bed assisted living facility and 25-bed memory care facility.
- Parcel 3: The .34 acre parcel includes a building which used to provide nursing home support services.
- Parcel 4: The northwestern most parcel. It is developed with a market rate 27-unit condominium.

The Applicant intends to develop a portion of the rezone area for high density senior housing. If the rezone is approved, Sante will also purchase Parcels 1 and 3 and construct a 130-unit independent living facility by demolishing the current nursing home. Building height has not been determined, but would be at most five stories as that is what the proposed zoning would allow. Parking would be contained on site, and main access would be off of 15th, not 13th or 14th, which are Local Secondary Streets, so could not be used as access for such a project.

Sante has invested \$16 million in the community. For current investments to thrive, Mr. Winters stated the added senior housing is needed. If the rezone is not approved, at R-24 his company could develop only 48 total units, which would not be financially feasible. Sante is not building on the other parcels. He stated they were included to avoid creating a zoning island. Mr. Winters then explained surrounding uses and zoning:

- The northwest corner of the larger block includes a five-story multi-family project under development, a lumber yard, and an auto repair shop. The area is zoned CB, with an MU-2 Comprehensive Plan designation.
- To the north, across NE 175th Street, are a large five-story multi-family building, restaurants, and an auto repair shop. Single-family residences are adjacent to multi-family uses. The more intense uses are within areas zoned CB, with an MU Comprehensive Plan designation. The transitions between multi-family and single-family include a "wedding cake" transition in buildings heights.

- The block to the northeast across 175th and 15th includes a Walgreen's and a variety of commercial establishments (cafe, eating establishments, hardware supply company, tap house, and beauty salon). This area is zoned CB, with an MU Comprehensive Plan designation.
- The block to the east across 15th Avenue NE includes a Safeway adjacent to R-6 (single family). The Safeway site is zoned CB with an MU Comprehensive Plan designation.

Mr. Winters stated that the area will support the intended use. The above-described surrounding amenities (*i.e.*, drugstores, eating establishments, and hair salons) will benefit independent living. The site is also adjacent to public transportation. To the west are single-family uses, but the Applicant will adhere to transitional requirements, including height, setback, and landscaping requirements (Type 1). Except as necessary to meet fire code requirements for secondary access, 15th Avenue NE would provide access.

1.3.2 Public Comment.

Mr. Anderson is Anderson Family Properties' managing member. His family has operated the nursing home on Parcel 3 since 1963. He is proud to have served Shoreline's older adults and supports the proposal.

Mr. Matiko is PAR 3 LLC's sole member. He has no intention of selling, but as he is getting older would like to see the rezone completed.

Mr. Merklinghaus testified on his concerns over the potential magnitude of future redevelopment. When all parcels on the block receive the same zoning they can be merged. The point of the graphic he provided (Exhibit 6) is to disclose that most properties in the area are owned by just two groups, the Parfitt family and Sante. Only those entities would have to come together to buy or control the entire block's development. The only outstanding piece is the lumber yard adjacent to the post office. He understands they have been offered \$4 million to sell the site but turned it down hoping the price will go up. So, the City is not just looking at a simple retirement home. If it were that would be one thing, but Mr. Merklinghaus's concern goes beyond that. If the area is consolidated, it would become the second largest development in the City of Shoreline next to the Sears on Aurora. Due to the block's significance, he urged the City to think this through. He is concerned the City will miss a critical opportunity to put in prudent management regulations (setbacks, green space, height limitations) before this turns into a 300,000-square-foot development. The City need not go all the way to CB. Redevelopment is not as profitable at R-24 but it is profitable.

Mr. McCrea testified that if one not only drives around the site, but visits 13th, it is readily apparent that with a four- to six-story building, an impact could radically change the neighborhood. Maybe if the Applicant wanted to compensate him and his neighbors for their homes' lost value, that would be fine. He stated that the neighborhood may be unlike any other in the City of Shoreline. The first Friday of every month, all the neighbors get together for a potluck. This gathering occurs nine or ten months per year. When a block party with bands is put together, people come from six blocks around. Traffic will increase with the rezone. Bike lanes are reducing the ability of traffic to flow. Based on observation, he is concerned that the

City is loading up east of Aurora with high density and everything west of Aurora or Fremont Avenue is staying single-family. The Council should consider this. Given so many residents are emphatic in their desire to not see this go through, he asked if the City is thinking about residents or out of state corporations?

Mr. J. Parfitt testified that the property has been in his family for almost 100 years. The family just did a big lease with Sante for 50 years so he has no intention of selling. He is 66 and likes having a monthly stable income. There are no plans for a mega project. It is much better to have a lease. As far as development, an old people's home is fairly low impact compared to what could be built. But the main thing is he does not want to sell, and he does not think his brothers and sister want to either. They have been asked a bunch already. So there won't be a big merger happening.

Ms. Robertson expressed concern with the sterility of the process. The way the hearing examiner process is set up implies that the only way a community can fight a proposal such as this is with legal argument. The property owners pooled resources to get the legal help. Local citizens do not have this option. Citizens just have their emotions, and the hearing extracts that out of the process. Expensive dirt is being created here. She does not believe there is a benefit with the CB zone: not to the community, environment, trees, or neighbors. There is no merit or value with the rezone to this neighborhood. She believes senior housing is needed, but does not trust this is what is going in. The CB zone does not require green building. It does not require affordable housing. How affordable will development be? She wondered why another zone is not being considered, such as mixed use residential, to buffer single-family areas. An example of the Polaris project came up. This is not a good example. The project area is not walkable and is not pedestrian friendly. It is the DMZ. Shoreline is a place where people of all cultures and economic backgrounds love to live, work, and play, and most of all call home. Sustainability is identified in our values, but she does not see that happening with this proposal. The proposal does not stand true to the City's values and mission. We have kids, families, and seniors living here. They are renters, walkers, bikers -- thriving individuals who will suffer with this CB zone the way it is proposed. She does not see that changing in the design planning phase. She hopes the City will consider another zone that makes sense for the community. What is the rush? Let's take a look at other zones to have a thriving development that benefits seniors, benefits neighbors, and the community at large.

Mr. Merklingshaus had a follow-up question. He wanted to ask Mr. Parfitt about the lease. Mr. Parfitt had mentioned he had leased land to Sante for 50 years. Which properties and what are the terms? If the properties are a part of the block and that long-term lease was not mentioned by Mr. Hill and Mr. Winters, that is a serious omission. Also, Mr. Merklingshaus spoke with the Orion Property Group, which was leasing one of six properties in the block the Parfitt family owns, just south of the post office building (Merry Maids property). He was told the Parfitt family was only interested in leasing, unless there was buyer interest in all properties in the block.

Mr. J. Parfitt testified that he does not want to sell. We have a lease with Sante, but for the nursing home area he believes. Mr. Winters can describe the area. He is happy with the lease.

Mr. L. Parfitt emphasized that they are not selling the properties. He does not know what realtor was spoken to. This is our retirement. One property is part of the Sante development. That's on a 50-year lease (17127 site).

Ms. White lives on 14th Avenue NE. Across the street is the adult family home and abutting her property is one parcel within the proposal. She spoke to echo earlier comment, that this process is not super great for engaging the community for input. It would go a long way to have some sort of assurance of what that development process would look like. There is no clear pathway for that. She understands it is expensive to come up with a design that will not be built but the absence of more detail hangs a giant question mark over the process which directly affects her, her home value, and neighbors. If we had assurance from the development company about what the future back and forth would look like, it would help illuminate things.

1.3.3 Applicant Response to Comments. Mr. Hill, counsel for Applicant, referred the Examiner to these portions of the record to address certain concerns raised.

- Neighborhood On-Street Parking Availability: Staff Report, p. 89, Attachment 19, Response to Comment 4.
- Traffic Impacts: Staff Report, p. 90, Attachment 19.
- Comparison with Polaris: Staff Report, p. 90, Attachment 19, Response to Comment 12.
- Testimony on Whether Rezone would Result in Full Block Development: Staff Report, p. 91, Response to Comment 15.

There was one misstatement from Mr. Parfitt on the lease, which Mr. Winters wanted to clarify. The long-term ground lease at 17127 is with Anderson Nursing Home LLC. Sante has no lease rights in that arrangement just now.

Mr. Winters stated that if the rezone is approved, his company will do its best to consider the needs of the community and incorporate those issues into project design to minimize impacts. Mr. Hill concluded with requesting a recommendation of approval.

1.3.4 Clarifications from the Planning Department. Ms. Redinger provided these clarifications:

- There has been a recent increase in density, specifically around two future light rail stations coming in 2024. Sound Transit chose the locations, which are on I-5's east, which is also east of Aurora.
- All the other rezones have been privately initiated rezones, as this one was. On Aurora's west side is the City's largest redevelopment site, and that is likely to redevelop, so the wide side will see its fair share of redevelopment.
- There will be a transportation improvement project along NE 175th Street that will help alleviate existing congestion and add more capacity for multi-modal transportation beyond just putting in a bike lane.
- In response to Ms. Robertson's comment about there not currently being a green building requirement in the CB zone as in the light rail station zones, this could change. The

Council will consider expanding that green building mandate to commercial zoning. Whether that would extend to mixed business along Aurora or CB in neighborhood centers is yet to be determined, but this is something this group may want to track.

- The decision on whether to go for CB or something lower, such as an "R" zone or mixed use, goes back to the Comprehensive Plan designation and future visions for the area. The Applicant met with Staff when trying to decide which one to request. There was a conversation on multiple zoning types, and the Applicant submitted for CB.

1.4 Exhibits. The Examiner admitted these exhibits at the hearing:

- Exhibit 1 Staff Report, with Attachments 1-19
- Exhibit 2 Applicant's Pre-Hearing Memorandum
- Exhibit 3 Public Hearing Affidavits
- Exhibit 4 Planning Department Power Point Presentation
- Exhibit 5 Applicant Submittals (Comment from Shoreline Lake Forest Park Senior Center, June 7, 2018; and area map)
- Exhibit 6 Graphic depiction of parcels and their ownership (submitted by Mr.Merklinghaus)

The Examiner kept the record open through August 6, 2018, at 5:00 PM. These comments were received:

- Exhibit 7 Comment, Mr. J. Parfitt
- Exhibit 8 Comment, Mr. W. Parfitt
- Exhibit 9 Comment, Mr. and Ms. McCrea
- Exhibit 10 Comment, Mr. N. McCrea
- Exhibit 11 Comment, Mr. Merklinghaus
- Exhibit 12 Comment, Mr. and Ms. Hawksford

Exhibits 11 and 12 were e-mailed to the City Clerk on the date due, but after the 5:00 P.M. deadline. The late submittal has not delayed the proceeding and there is no prejudice to any party with their admission. The Examiner received no public comments until the day after they were due, so to prepare this recommendation, it made no difference to the Examiner. Also, the Examiner received no objections to either comment. Both are admitted.

1.5 Site Description. The Site Plan provides an aerial view,¹ illustrating the site's developed nature. The Anderson House nursing home is on Parcel 1. Anderson Plaza, a retirement living facility, is on Parcel 2. A structure connected to Anderson House is on Parcel 3. A 27-unit multi-family project is on Parcel 4.

The steepest slope on Parcels 1 and 2 exceeds 25% along Parcel 2's eastern edge and a small area to the east of the existing building on Parcel 1.² The steepest slope on Parcels 3 and 4

¹ Exhibit 1 (Staff Report), Attachment 1.

² Exhibit 1 (Staff Report), Attachment 6.

is between 0-5%. The City's GIS topographic map outlines site topography.³ The site and nearby area is not shown as having rockslides, earthflows, mudflows, landslides, or other slope failure issues. Except for steep slopes, there are no mapped critical areas (wetlands, streams, or fish and wildlife habitat) on the site or on neighboring properties. There is no standing or running water on the surface of the properties or on any adjacent property during the year. The property does not contain ground water seepage or springs near the surface of the ground.

On access, Parcels 1 and 2 are accessed from 15th Avenue NE, a Principal Arterial. Parcels 3 and 4 are accessed from 12th Avenue NE, a Local Secondary street. Neighbor concerns were raised on impacts with access from this secondary street if the properties are redeveloped. The Applicant addressed this concern in comment, confirming that if redeveloped, the local access would only be used to the extent required by the fire code.

1.6 Zoning/Plan. The site is in the Ridgecrest Neighborhood's northeast corner, immediately adjacent to the North City Neighborhood. The site is designated Mixed-Use 2.⁴

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.⁵

The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.⁶

Parcel 2 is zoned R-48, while the other three parcels are R-24.⁷ The surrounding area has a mix of zoning, mostly R-6 and CB, with some R-8. North of NE 175th Street, Mixed-Use Residential-35' height limit zoning was adopted through the 185th Street Light Rail Station Subarea Plan. The area contains a mix of dwelling units, including single-family, grocery and drug stores, restaurants, and other businesses.

³ Exhibit 1 (Staff Report), Attachment 6.

⁴ Exhibit 1 (Staff Report), Attachment 4. The City's first Comprehensive Plan Future Land Use Map, adopted in 1998, designated the property as Community Business, a designation which became MU2. Exhibit 1, Attachment 5.

⁵ Comprehensive Plan Policy LU-10.

⁶ Comprehensive Plan Policy LU-9.

⁷ Exhibit 1 (Staff Report), Attachment 3.

1.7 Public Notice and Review Process. Staff Report analysis of the proposed rezone considered information gathered from a pre-application meeting on March 26, 2018; a neighborhood meeting on March 27, 2018;⁸ public comment;⁹ Applicant responses to public comment;¹⁰ the Shoreline Comprehensive Plan; and the SMC, Title 20.

Public notice of the proposal was posted on site, mailed to residents within 500 feet, advertised in The Seattle Times, and posted on the City's website on April 25, 2018.¹¹ Notice of the original June 12, 2018 public hearing was posted on site, mailed to residents within 500 feet, advertised in The Seattle Times, and posted on the City's website on May 25, 2018.¹² This public hearing was rescheduled to July 31 based on an error in the Determination of Nonsignificance ("DNS") form. Notice of the July 31, 2018 public hearing was posted on site, mailed to residents, advertised in The Seattle Times, and posted on the City's website on July 17, 2018.¹³

1.8 SEPA. The original DNS was mailed to the notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes. The Amended DNS was mailed to the same list on June 12, 2018. No comments were received on the DNS.¹⁴

1.9 Water/Sewer Availability. North City Water District has issued Certificates of Water Availability. Ronald Wastewater District staff has confirmed the District has capacity for redevelopment and will not require a Capacity Study.

1.10 Rezone Criteria. To paraphrase, the City's rezone criteria require an evaluation of Comprehensive Plan consistency, avoidance of adverse effects and material detriment to surrounding uses, and a showing that the rezone has merit and value for the community.¹⁵

1.11 Comprehensive Plan Consistency. The four parcels are zoned as either R-24 or R-48, which is medium to high density residential zoning. A rezone to a CB zone for properties within the Comprehensive Plan's Mixed Use 2 designation would implement the Plan's MU2 designation, which is designed to "provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities."¹⁶ CB zoning is consistent.

The purpose of the community business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity

⁸ Exhibit 1 (Staff Report), Attachment 7 (Invitation), and Attachment 8 (Meeting Summary, which was mailed to attendees on April 25, 2018).

⁹ Exhibit 1 (Staff Report), Attachment 18.

¹⁰ Exhibit 1 (Staff Report), Attachment 19.

¹¹ Exhibit 1 (Staff Report), Attachment 12; SMC 20.30.120.

¹² Exhibit 1 (Staff Report), Attachment 13.

¹³ Exhibit 1 (Staff Report), Attachment 14; SMC 20.30.180.

¹⁴ Exhibit 1 (Staff Report), Attachments 15 and 16.

¹⁵ See SMC 20.30.320.

¹⁶ Comprehensive Plan Policy LU-10.

mixed-use developments.¹⁷

The purpose of high density residential, R-18, R-24, R-36 and R-48 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.¹⁸

Plan Goals and Policies articulate a need for additional housing choice, especially for aging populations, and a mix of uses that support neighborhood serving businesses.

- Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.
- Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.
- Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.
- LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.
- Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.
- T28: Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.
- Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.
- Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.
- Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.
- Goal H VI: Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.

¹⁷ SMC 20.40.040(B).

¹⁸ SMC 20.40.030(C).

- H1: Encourage a variety of residential design alternatives that increase housing choice.
- H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.
- H3: Encourage infill development on vacant or underutilized sites.
- H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.
- H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.
- H27: Support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use.
- NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

The CB zoning with unlimited residential density (although constrained by other limitations, such as height), and range of commercial uses, is consistent with the Comprehensive Plan.

1.12 Public Health, Safety or General Welfare. The rezone to a CB zone consistent with a Mixed Use 2 designation does not adversely affect the public health, safety and general welfare. A CB zoning designation with unrestricted density and favorable development conditions can help meet the need for multi-family housing. As part of future development for the property, needed frontage improvements will be developed, improving walkability to local businesses and to public transit (bus routes run presently and light rail is slated for future development off of 185th).

The intended uses at the site (senior, assisted housing, and nursing facilities) are already in existence; the rezone's purpose is to allow for additional units and services. New development will comply with SMC requirements. This includes frontage improvements, such as sidewalks and stormwater controls, which will enhance existing site conditions. Rebuilt sidewalks will be more ADA-compliant than the aged and cracked versions they will replace. Residents have expressed concern about an elderly population crossing busy streets, especially since this area has had a history of collisions and even a fatality. The City Traffic Engineer will require safety improvements and traffic calming measures for adjacent streets, which will improve walkability for new and existing residents. The ability of elderly residents of senior housing to walk to grocery and drug stores and meet friends at restaurants in the neighborhood should improve overall health and welfare.

1.13 Whether Rezone is Warranted to Achieve Comprehensive Plan Consistency.

A rezone to a CB classification provides continuity with the properties immediately adjacent to the north and east and accomplishes the City's Comprehensive Plan goal of a Mixed Use designation, which is designed to provide increased residential density and supporting commercial uses in a way which supports pedestrian activity and transit use. Given the purpose of the CB zoning district, it is an appropriate zoning designation to implement the MU-2 land use designation.

1.14 Material Detriment to Uses or Property in the Immediate Vicinity. The properties to the north and east of the four parcels are zoned CB and would provide a seamless transition as part of the rezone. To the west and south of the parcels, zoning is R-6, low density residential, and is designated to remain low density through the Comprehensive Plan. As noted in the Comprehensive Plan, under LU9, "Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions." When site specific development plans are developed, both neighboring architecture and neighborhood involvement must be considered so this criterion can be met. Given the proximity of these parcels to immediate businesses such as dining, grocery shopping, and drugstores, the proposed rezone to a higher density helps support these businesses (some local, others are part of larger chain enterprises). Approval of the rezone would help support policy goal H2 and encourage residential development in commercial zones, especially those within proximity to transit, and support local business.

1.15 Rezone Merit and Value for the Community. It is anticipated that if rezoned, plans to develop a high density residential structure will commence, most likely with a focus on senior housing. A rezone, if coupled with redevelopment, could help satisfy Plan Goal H VI (encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities), H25 (encourage, assist and support social and health service organizations that offer housing programs for targeted populations), and H27 (support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use). Shoreline's population is growing older and community needs are changing. As residents of Ridgecrest and North City and other neighborhoods within Shoreline age out of single-family homes, they will require places where they can live and receive medical care. Staying within the community allows seniors to keep in touch with local friends and family and engage in the social activities that provide connections essential to well-being. Exactly what other redevelopment will be proposed has not been detailed. In general, growth is changing the character of established neighborhoods. However, if properly designed and mitigated, consistent with Finding 1.16 below, redevelopment allowed by the rezone has community merit and value.

1.16 Citizen Concerns on the Rezone Criteria. The key on whether the rezone criteria will continue to be met, as this area is built out, will depend on design. For example, how the area's uses operate with existing residential uses will depend on landscaping, setbacks, structural design, streetscape improvements, parking adequacy, building modulation and sizing, and the underlying road grid itself, which hinges to a large degree on lot size. These issues typically are dealt with through development regulations.

The Planning Department and Applicant summarized some regulatory requirements in the Staff Report and at the hearing, which address landscaping, parking, access, and height transitions. Neighbors overall understood the need for senior housing, but expressed concern that code requirements have not always resulted in compatible redevelopment. Citizens were concerned with the difficulty of assessing the proposal, given the tentative nature of present plans, and with the prospect of redevelopment of the larger block.

If the Council approves the rezone, as redevelopment proceeds, it will be important for the City and project proponents to work with the community on these issues, with attention to where the regulatory structure could be improved on to better realize local objectives. Such issues are important not only for the parcels being rezoned, but the larger block, given its size, ownership patterns (*see* Exhibit 6, submitted by Mr. Merklinghaus), and the high likelihood of redevelopment.

2. CONCLUSIONS OF LAW

2.1 The City classifies site specific rezones as Type C decisions,¹⁹ which require the Hearing Examiner to issue a recommendation after holding an open record public hearing. The City Council makes the final decision.

2.2 The City requires the Examiner to consider these 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
2. The rezone will not adversely affect the public health, safety or general welfare; and
3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
5. The rezone has merit and value for the community.²⁰

2.3 The City's rezone criteria are consistent with the general case law rules governing rezones, which provide no presumption of validity and require demonstration of a substantial

¹⁹ SMC 20.30.060.

²⁰ SMC 20.30.320(B).

relationship to the public health, safety, morals, and general welfare.²¹ As the rezone is consistent with the Comprehensive Plan, changed circumstances need not be demonstrated.²²

2.4 As addressed in the findings above, the proposal is consistent with the City's rezone criteria. The rezone proposal is expected to result in an increase in senior housing supply. The Comprehensive Plan plans for adding senior housing, and supports creating additional housing supplies at this site. The site is ideally located for use intensification. Some steep slopes must be addressed during redevelopment, but there are no other constraints (drainage or critical areas) which would make the higher densities problematic or result in adverse effect to the public health, safety or general welfare. Given the need for housing, and that the Plan contemplates same at this location, the rezone is warranted for achieving Plan consistency.

2.5 The City's regulations require that landscaping, stormwater, and transportation impacts be addressed, and include setback, density, and height requirements, which protect against material detriment and adverse effects to surrounding uses. The rezone allows for well-designed future development mitigated per code requirements. The proposal has "merit and value for the community" and bears a substantial relationship to the public health, safety, morals, and general welfare.

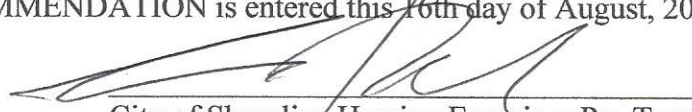
2.6 The Council makes the final decision, and may weigh the facts differently or place greater emphasis on other Plan policies. However, based on the findings above, the Examiner concurs with the Planning Department's analysis and recommends rezone approval. The Examiner does this with the understanding that citizen concerns, including those identified in Finding 1.16 above, will be carefully considered as this area is redeveloped.

RECOMMENDATION

The Hearings Examiner, pursuant to the above Findings of Fact and Conclusions of Law, recommends approval of the request to rezone the four parcels from R-24 and R-48 to CB.

The Examiner also recommends that attention be paid to design issues, regulatory improvements, and community input, as these parcels and the surrounding area are built out. This will help with shaping redevelopment to address local concerns and City policy objectives.

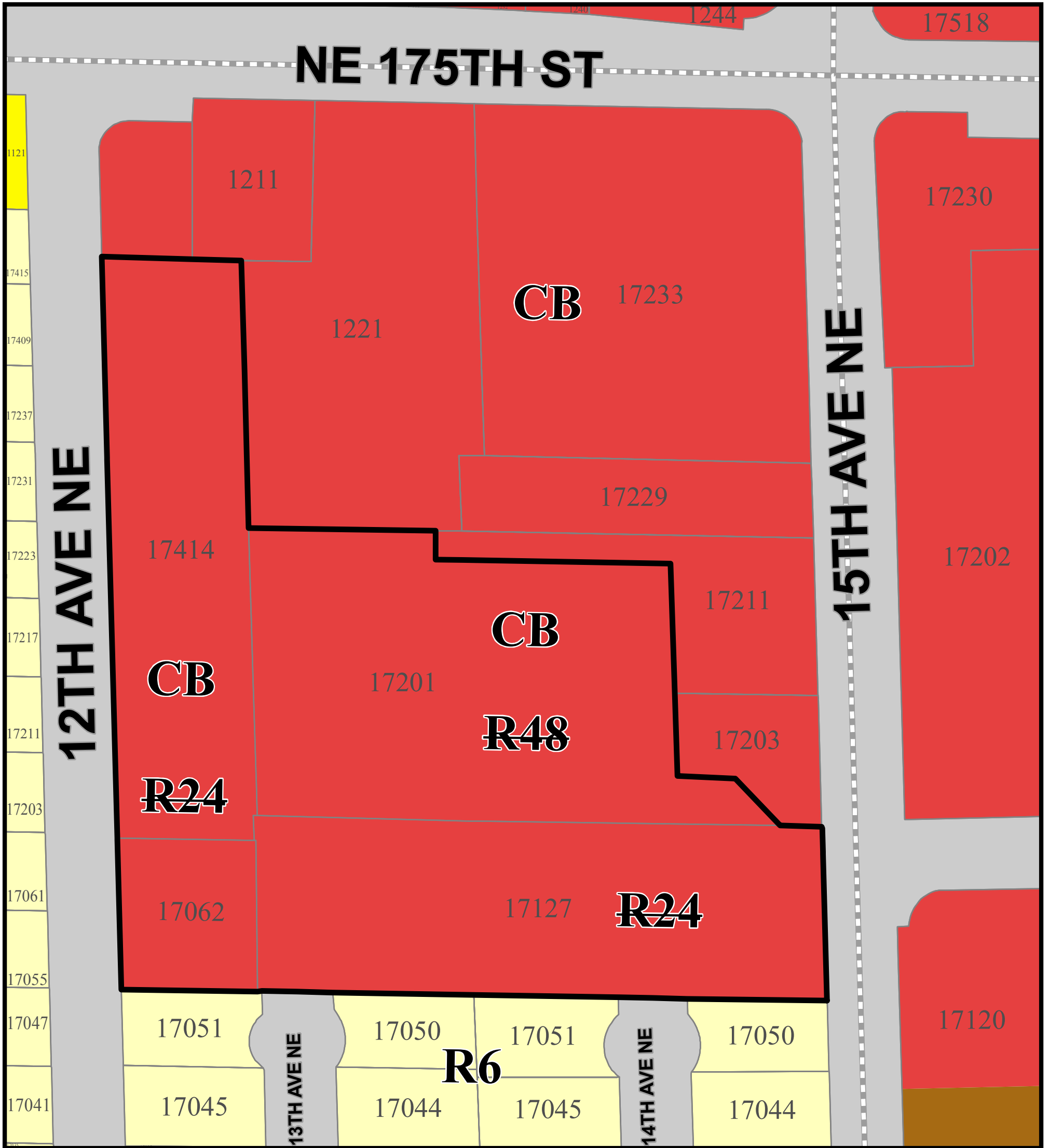
THIS RECOMMENDATION is entered this 16th day of August, 2018.



City of Shoreline Hearing Examiner Pro Tem
Susan Elizabeth Drummond

²¹ *Phoenix Development Inc. v. City of Woodinville*, 171 Wn. 2d 820, 834, 256 P.3d 1150 (2011).

²² *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846, 899 P.2d 1290 (1995).

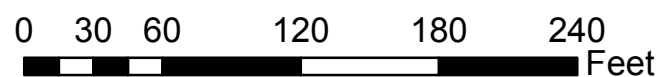
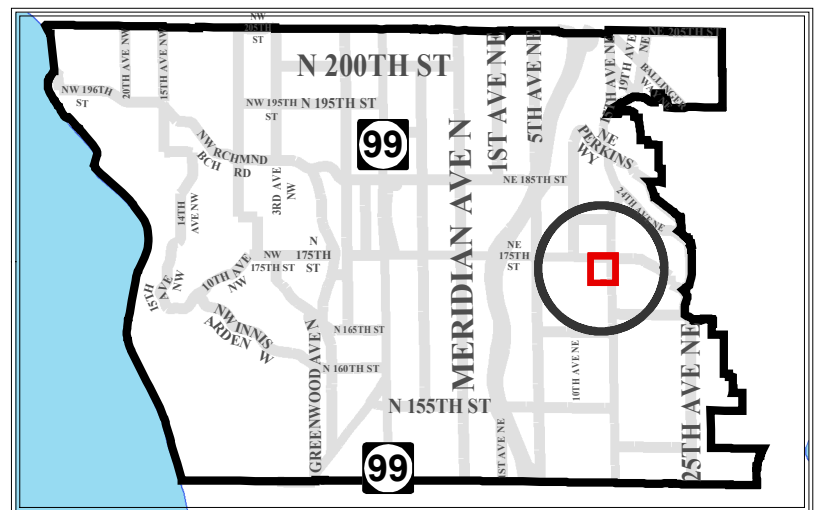


**17127 and 17201 15th Ave NE &
17414 and 17062 12th Ave NE Rezone
R-24 and R-48 to CB
Zoning Legend**

- | | |
|--|----------------------------------|
| TC-1 to TC-4; Town Center | CZ; Contract Zone |
| MUR-70; Mixed Use Residential (70' height) | R-48; Residential, 48 units/acre |
| MUR-45; Mixed Use Residential (45' height) | R-24; Residential, 24 units/acre |
| MUR-35; Mixed Use Residential (35' height) | R-18; Residential, 18 units/acre |
| MB; Mixed Business | R-12; Residential, 12 units/acre |
| CB; Community Business | R-8; Residential, 8 units/acre |
| NB; Neighborhood Business | R-6; Residential, 6 units/acre |
| PA 3; Planned Area 3 | R-4; Residential, 4 units/acre |
| C; Campus | |

Feature Legend

- | | |
|-----------------|--------------------|
| - Parcel Change | - Unclassified ROW |
| - City Boundary | - Parcel Line |



No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Date Printed: Date: 8/20/2018 | Request: 17787



**CITY OF SHORELINE
PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT FOR HEARING EXAMINER
JULY 31, 2018 PUBLIC HEARING**

Project Name: Winters Rezone Application

Project File No.: PLN18-0043

REQUEST: The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

GENERAL INFORMATION:

Applicant: Jordan Winters
Sante Partners
1220 20th Street SE, Suite 310
Salem, OR 97302

Property Information:

Parcel #1 – 17127 15th Avenue NE, Tax Parcel #6163901465:
Parfitt Family LTD Partnership
340 Nickelbush Lane
Quilcene, WA 98376

Parcel #2 – 17201 15th Avenue NE, Tax Parcel #6163901560:
Sante Shoreline ALF Real Co, LLC
1220 20th Street SE, Suite 310
Salem, OR 97302

Parcel #3 – 17062 12th Avenue NE, Tax Parcel #6163901462:
Anderson Family Properties
415 W Mercer Street, #802
Seattle, WA 98119

Parcel #4 – 17414 12th Avenue NE, Tax Parcel #6137400000:
PAR Three, LLC
18390 NE 192nd Street
Woodinville, WA 98077

These four parcels will be collectively referred to in this Staff Report as “The Property” and individually by the denoted parcel number.

Legal Description: Parcel #1: THE EASTERLY 182.64 FEET OF LOT 5, THE EASTERLY 182.64 FEET OF THE SOUTHERLY 21.0 FEET OF LOT 6, THE SOUTHERLY 21.0 FEET OF LOT 15 AND ALL OF LOT 16, ALL IN BLOCK 9, NORTHEEND COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON EXCEPT THE EAST 60 FEET OF THE WEST 178.69 FEET OF THE SOUTH 1 FOOT OF SAID LOT 5, AND OF SAID LOT 16.

Parcel #2: PARCEL 1, KING COUNTY SHORT PLAT NO. 376081, RECORDED UNDER RECORDING NUMBER 7605120560, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF LOTS 6, 7, 14, AND 15, BLOCK 9, NORTHEEND COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PALTS, PAGE 37, IN KING COUNTY, WASHINGTON; TOGETHER WITH EASEMENTS UNDER RECORDING NUMBERS 7601130361 AND 7703110456.

Parcel #3: LOT 5, EXCEPT THE EASTERLY 182.64 FEET THEREOF, IN BLOCK 9 OF THE NORTHEEND COUNTRY ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 28 OF PLATS, AT PAGE 37, IN KING COUNTY WASHINGTON.

Parcel #4: ALL UNITS OF NORTH COUNTRY ESTATES, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED FEBRUARY 9, 1976 UNDER KING COUNTY RECORDING NO. 7602090540, AND ANY AMENDMENTS THERETO, AND IN VOLUME 11 OF CONDOMINIUMS, AT PAGE 23, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT DESCRIPTION:

Applicant Sante Partners requests a rezone of four (4) parcels of land currently zoned Residential 24 units per acre (R-24) and Residential 48 units per acre (R-48) to Community Business (CB). Although the Applicant currently has no specific project contemplated as part of this rezone, the Applicant has expressed an intent to redevelop portions of the rezoned areas to accommodate some form of senior housing, assisted living, or nursing care.

PROPERTY DESCRIPTION:

The Site Plan (**Attachment 1**) shows an aerial view of the Property. As is evident from the aerial, the Property is fully developed. Parcel #1 is the current site of the Anderson House, a nursing home. Parcel #2 is the site of the Anderson Plaza, a retirement living

facility. Parcel #3 contains a structure that is connected to the nursing home on Parcel #1. Parcel #4 is the site of a 27 unit multi-family project.

According to the Critical Areas Worksheets attached to the rezone applications (**Attachment 9**), the steepest slope found on Parcel #1 and Parcel #2 is greater than 25 percent (along the eastern edge of Parcel #2, and a small area to the east of the existing building on Parcel #1). The steepest slope on Parcel #3 and Parcel #4 is between zero (0) and five (5) percent. The City's GIS topographic map confirms the topography of the site (**Attachment 6**). There are no indications on any portion of the Property or on any adjacent properties of rockslides, earthflows, mudflows, landslides, or other slope failure.

With the exception of steep slopes, there are no mapped critical areas (wetlands, streams, or fish & wildlife habitat) on the Property or on neighboring properties.

There is no standing or running water on the surface of any of the properties or on any adjacent property at any time during the year. The Property does not contain ground water seepage or springs near the surface of the ground.

Parcel #1 and Parcel #2 are accessed from 15th Avenue NE, which is classified as a Principal Arterial, while Parcel #3 and Parcel #4 are accessed from 12th Avenue NE, which is classified as a Local Secondary street.

CURRENT ZONING AND LAND USE:

The Property is located in the northeast corner of the Ridgecrest Neighborhood, immediately adjacent to the North City Neighborhood.

The City's Comprehensive Plan Land Use Designation Map (**Attachment 4**), shows the Property having a single land use designation of Mixed-Use 2, which is defined by Comprehensive Plan Land Use Policy 10 (LU-10) as follows:

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

For reference, Comprehensive Plan Land Use Policy 9 (LU-9) states:

The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of

retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

As illustrated in the Zoning Map (**Attachment 3**), Parcel #2 is currently zoned R-48, while the other three (3) parcels are currently zoned R-24.

Attachment 5 shows the City's first Comprehensive Plan Future Land Use Map, adopted in 1998, which designates the Property as Community Business, a designation that evolved into MU2.

The surrounding area has a mix of zoning, mostly R-6 (single-family, six [6] units per acre) and Community Business, with some R-8. North of NE 175th Street, Mixed-Use Residential- 35' height limit (MUR-35') zoning was adopted through the 185th Street Light Rail Station Subarea Plan. The area contains a mix of dwelling units, including single-family, grocery and drug stores, restaurants, and other businesses in North City.

TRANSITION STANDARDS

Generally, the City utilizes zoning as a mechanism to provide transition between higher intensity commercial uses and lower density residential uses. The proposed rezone would place the higher intensity CB zone directly adjacent to R-6.

To address this type of situation, transition is primarily handled through design standards and other Development Code regulations. Specific code language and an illustration created by the Applicant are included below.

Table 20.50.020(3) – Dimensions for Development in Commercial Zones

Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft	70 ft	70 ft
Hardscape (4)	85%	85%	95%	95%

20.50.021 Transition areas

Development in commercial zones NB, CB, MB, and TC-1, 2, and 3, abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall minimally meet the following transition area requirements:

A. From abutting property, a 35-foot maximum building height for 25 feet horizontally from the required setback, then an additional 10 feet in height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height for 10 feet horizontally from the required building setback, then an additional 10 feet of height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet, up to the maximum height allowed in the zone.

B. Type I landscaping (SMC 20.50.460), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. Twenty percent of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-

8 zones. Required tree species shall be selected to grow a minimum height of 50 feet.

C. All vehicular access to proposed development in nonresidential zones shall be from arterial classified streets, unless determined by the Director of Public Works to be technically not feasible or in conflict with State law addressing access to State highways. All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Developments that create additional traffic that is projected to use non-arterial streets may be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer.

20.50.490 Landscaping along interior lot line – Standards

A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.

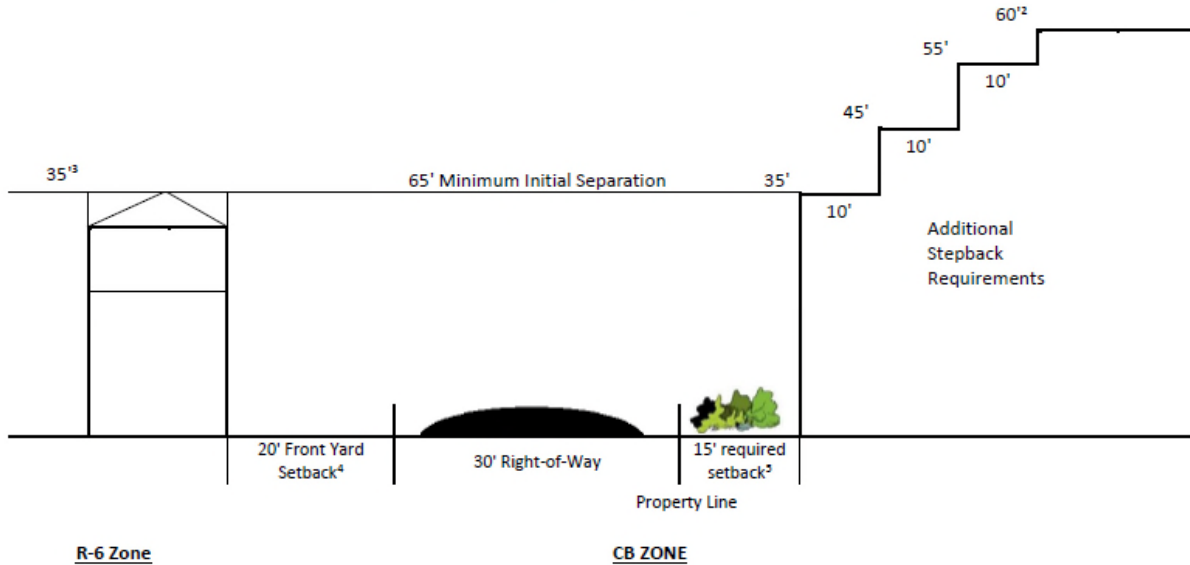
B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback.

C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.

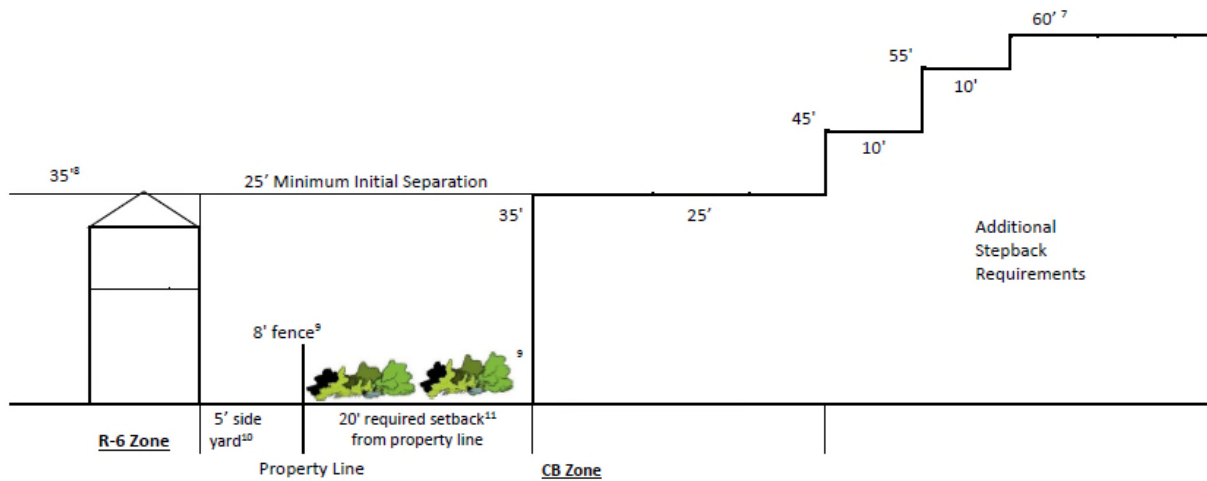
D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.

Illustrations provided by Applicant to demonstrate setbacks and setbacks (wedding cake design)

Required Setbacks From Across Rights-of-Way¹



Required Setbacks from Abutting Property⁶



PUBLIC NOTICE AND COMMENT:

Staff analysis of the proposed rezone considered information gathered from a pre-application meeting on March 26, 2018; a neighborhood meeting on March 27, 2018 (**Attachment 7**, Invitation; **Attachment 8**, Summary, which was mailed to attendees on April 25, 2018); public comment (**Attachment 18**); Applicant responses to public comment (**Attachment 19**); the Shoreline Comprehensive Plan; and the Shoreline Municipal Code, Title 20 Unified Development Code.

As required by SMC 20.30.120 and 20.30.180, public notice of the rezone application for the proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on April 25, 2018 (**Attachment 12**). Notice of the original June 12, 2018 public hearing for the rezone proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on May 25, 2018 (**Attachment 13**). This public hearing was rescheduled to July 31 based on an error in the Determination of Nonsignificance (DNS) form. Notice of the July 31, 2018 public hearing was posted on site, mailed to residents, advertised in the *Seattle Times*, and posted on the City's website on July 17, 2018 (**Attachment 14**).

AGENCY COMMENT AND ENVIRONMENTAL REVIEW:

The City of Shoreline is acting as Lead Agency for the SEPA review and environmental determination. The original SEPA Determination of Nonsignificance (**Attachment 15**) was mailed to the notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes, on May 2, 2018. The Amended DNS (**Attachment 16**) was mailed to the same list on June 12, 2018. No comments were received regarding the Determination.

The Applicant has submitted Certificates of Water Availability for the Property from North City Water District. Staff from Ronald Wastewater District confirmed that they have capacity for redevelopment of the Property and will not require a Capacity Study.

DEPARTMENT ANALYSIS:

The Applicant requests the rezone of four parcels from R-24 and R-48 to CB. SMC 20.40.140(B) states the purpose of the non-residential CB zone:

The purpose of the community business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.

In contrast, SMC 20.40.030(C) states the purpose of the R-24 and R-48 zones:

The purpose of high density residential, R-18, R-24, R-36 and R-48 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.

Rezoning is provided for in Shoreline Municipal Code (SMC) 20.30.320. The purpose of a rezone is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC 20.30.060 classifies a rezone as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision-making authority on a rezone.

Rezoning Applications – Legal Standard

Three general rules apply to rezoning applications:

1. there is no presumption of validity favoring a rezoning;
2. the rezoning proponent must demonstrate that circumstances have changed since the original zoning; and
3. the rezoning must have a substantial relationship to the public health, safety, morals, and general welfare.

Phoenix Development Inc. v. City of Woodinville, 171 Wn. 2d 820, 834 (2011) (citing *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wash. 2d 861, 947 P.2d 1208 [1997]).

However, as is the case for the present rezoning application, when a proposed rezoning implements the policies of a comprehensive plan, the rezoning proponent is not required to demonstrate changed circumstances. *Bjarnson v. Kitsap County*, 78 Wash. App. 840, 899 P.2d 1290 (1995).

The decision criteria set forth in SMC 20.30.320(B) address these general rules as well as other considerations the City has established for determining whether or not a rezoning should be granted.

Decision Criteria – SMC 20.30.320(B)

Decision criteria that the Hearing Examiner must examine for a rezoning are set forth in SMC 20.30.320(B). The Applicant provided responses (in **Attachment 10** and copied below) to the following decision criteria and staff has analyzed each of the criteria below.

SMC 20.30.320(B) provides that an application for a rezoning of property may be approved or approved with modifications if:

1. The rezoning is consistent with the Comprehensive Plan.

Applicant's Response:

Per the Future Land Use Map of the Comprehensive Plan adopted via Ordinance 649 on December 10, 2012, all four sites are designated for a future zoning classification of Mixed Use 2 which "encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses"... "except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses." Presently, each of the four sites are zoned as

either R-24 or R-48, which is a medium to high density residential. The rezone to a CB zone within the Mixed Use 2 Comprehensive Plan designation is consistent with the Comprehensive Plan.

Staff Analysis:

In addition to policy LU10, stated by the Applicant above, the proposed rezone also meets the Goals and Policies listed below, which articulate the need for additional housing choice, especially for aging populations, and a mix of uses that supports neighborhood serving businesses. Staff believes that a CB zoning designation would facilitate this use mix better than R-24 and R-48.

Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.

Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.

LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.

Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.

T28. Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.

Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.

Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.

Goal H VI: Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.

H1: Encourage a variety of residential design alternatives that increase housing choice.

H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.

H3: Encourage infill development on vacant or underutilized sites.

H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.

Policy H27: Support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use.

NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

Based on the noted Comprehensive Plan Goals and Policies and the CB zone being more in alignment with the MU2 Land Use Designation, the proposed rezone is consistent with the Comprehensive Plan and satisfies SMC 20.30.320(B)(1).

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

Applicant's Response:

The rezone to a CB zone consistent with a Mixed Use 2 designation actually makes steps towards improving the public health, safety and general welfare. According to Figure HA- 2 of the 2012 Comprehensive Plan, the percentage of dwelling units that were designated as Multifamily (MF) for the City of Shoreline was 23.2%, compared to almost 73% for single family residences (SFR). Generally speaking, when compared to larger, more urban communities, the census mix for MF appears to be below average. A CB zoning designation with unrestricted density and favorable development conditions helps to serve this under met MF demand. As part of future development for the property, needed frontage improvements will be developed, improving walkability to local business as well and several forms of public transit (bus routes run presently and light rail is slated for future development off of 185th).

Staff Analysis:

The intended uses for the Property (senior and assisted housing and nursing facilities) are already permitted and in existence; the purpose of the rezone is to allow for additional units and services, which complies with the goals and policies of the Comprehensive Plan listed in the Staff Analysis for Criteria #1. Any new development will be required to fully comply with the Shoreline Municipal Code at the time of building permit application. Specially, any future development will be required to install frontage improvements, including sidewalks and stormwater controls, which will enhance existing site conditions. Rebuilt sidewalks will be more ADA compliant than the aged and cracked versions they will replace.

Residents have expressed concern about an elderly population crossing busy streets, especially since this area has had a history of collisions and even a fatality. However, the City Traffic Engineer will require safety improvements and traffic calming measures for adjacent streets, which will improve walkability for new and existing residents. The ability for elderly residents of senior housing to be able to walk to grocery and drug stores and meet friends at restaurants in the neighborhood should improve their health and welfare.

This proposed rezone satisfies SMC 20.30.320(B)(2).

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

Applicant's Response:

As outlined in responses to both a. and d., a rezone to a CB classification provides total continuity with the properties immediately adjacent to the north and east and accomplishes the City's Comprehensive Plan goal of a Mixed Use 2 designation.

Staff Analysis:

LU10 states, "...The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities."

Given the purpose of the CB zoning district, Staff believes it is an appropriate zoning designation to implement the MU2 land use designation, whereas the more appropriate Comprehensive Plan designation for R-24 and R-48 would be High Density Residential.

This proposed rezone satisfies SMC 20.30.320(B)(3).

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

Applicant Response:

The properties to the north and east of the four parcels are all presently zoned CB and would provide a seamless transition as part of the rezone. To the west and south of the parcels, zoning is presently R-6, low density residential and is designated to remain low density through the Comprehensive Plan. As noted in the Comprehensive Plan under Land Use Goals and Policies, under LU9, "Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions". When site specific development plans are developed, both neighboring architecture and neighborhood involvement will be taken into consideration so that this criteria can be met. Further, given the proximity of these parcels to immediate business such as dining (Ichi Bento, Peking House, Leenas Cafe, etc), grocery shopping (Safeway) and Pharmaceuticals (Walgreens, Safeway), the proposed rezone to a higher density helps support these local businesses. Approval of the rezone would help support policy goal H2, which would provide incentives to encourage residential development in commercial zones, especially those within proximity to transit and to support local business.

Staff Analysis:

Staff does not consider senior housing and assisted living to be nuisance uses as they tend not to generate light, glare, noise, or odor that may be incompatible with existing single-family housing.

This proposed rezone satisfies SMC 20.30.320(B)(4).

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

Applicant's Response:

It is anticipated that upon successful rezone completion, plans to develop a high density residential structure will commence, most likely with a focus on senior housing. Presently, two of the four parcels provide senior housing care but lack the ability to provide a continuum of care or the ability for a residence to age in place. In other words, the location cannot provide a variety of living options to the community of Shoreline as their seniors begin to age. In fact, aside from one community in the city limits, there are not any other locations or senior housing providers within the City of Shoreline that can provide a setting where seniors can stay in one location and successfully age from an independent setting all the way to an acute, long term location. What is perhaps more concerning, generally speaking, is that the Comprehensive Plan fails to specifically address seniors as their own population group and the housing crisis they face as our the population of baby boomers begins to explode across the United States. Senior housing construction in King County alone has averaged approximately 464 new units per year over the last twelve years being put into service (National Investment

Center). A rezone and redevelopment of the project, specifically to senior housing, would help satisfy policy goal H VI (encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities), H25 (encourage, assist and support social and health service organizations that offer housing programs for targeted populations) and H27 (support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encourage universal design or retrofitting homes for lifetime use).

Staff Analysis:

In addition to the reasons already stated, new residential development will require the payment of Transportation, Park, and Fire Impact Fees, which pay for system-wide improvements to accommodate growth within the community.

While this growth is changing the character of established neighborhoods, it is important to recognize that Shoreline's population is growing older and the needs of the community will change over time. According to the 2012 Comprehensive Plan, "Baby Boomers", those born between 1946 and 1964, comprise approximately 30% of the population. Shoreline has the second largest percent of people 65 and older among King County cities. Among older adults, the fastest growing segment is people 85 and older, up 1/3 from 2000.

As residents of Ridgecrest and North City and other neighborhoods within Shoreline age out of their single-family homes, it will be important that there are places within the community where they can live and receive medical care. This continuity will allow them to keep in touch with local friends and family, and attend the same churches and other social activities that provide connections essential to well-being.

This proposed rezone satisfies SMC 20.30.320(5).

DEPARTMENT RECOMMENDATION:

Based on the above applicant responses to the rezone criteria and the Planning Department's analysis, Planning recommends **APPROVAL** of the Rezone for PLN18-0043. The four parcels identified in this Staff Report should be rezoned to Community Business (CB).

Miranda Redinger, AICP, Senior Planner
July 17, 2018

Attachments:

1. Site Plan
2. Vicinity Map
3. Zoning Map
4. Current Comprehensive Plan Map (adopted 2012)
5. 1998 Comprehensive Plan Map

6. Critical Areas Map
7. Neighborhood Meeting Invite
8. Neighborhood Meeting Summary
9. Application
10. Rezone Criteria
11. Statement of Use
12. Notice of Application
13. Notice of June 12 Public Hearing
14. Notice of July 31 Public Hearing
15. SEPA Determination of Nonsignificance (DNS)
16. Amended SEPA DNS
17. Signed SEPA Checklist
18. Public Comments
19. Responses to Public Comments from Applicant

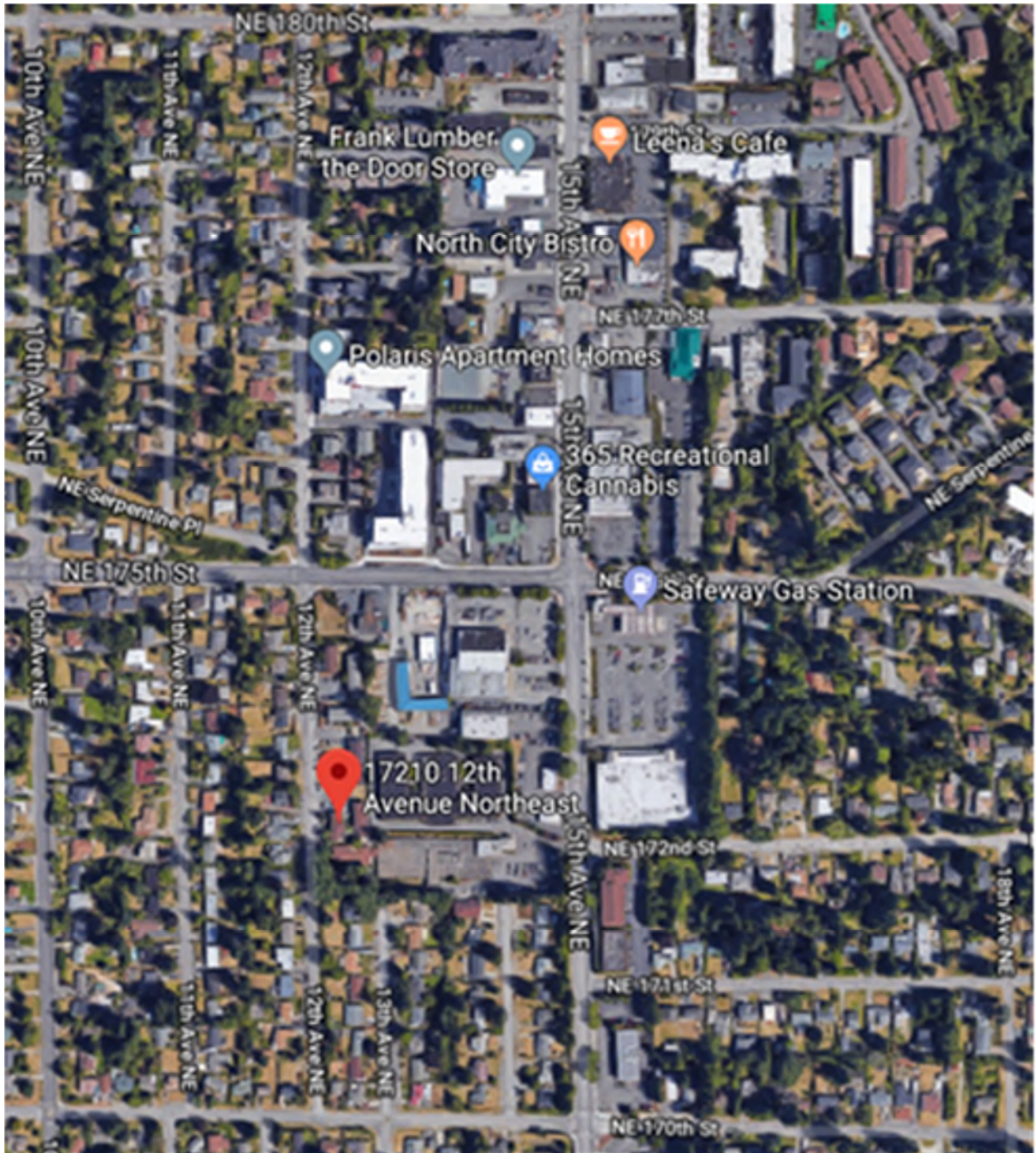
20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16

Attachment 1- Site Plan



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Hearing Examiner Public Hearing Staff Report Attachments 1-16

Attachment 2- Vicinity Map



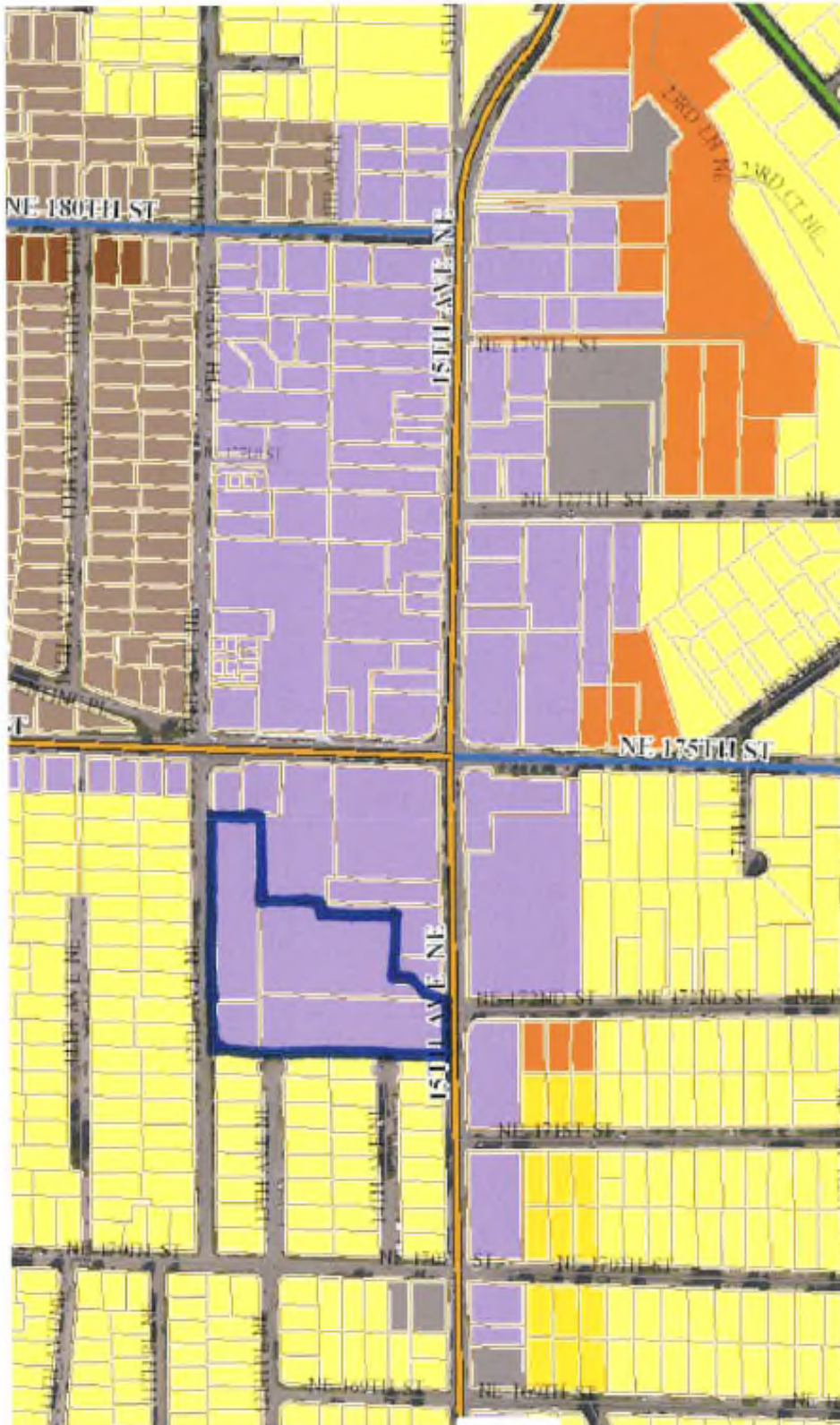
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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16

Attachment 3- Zoning Map

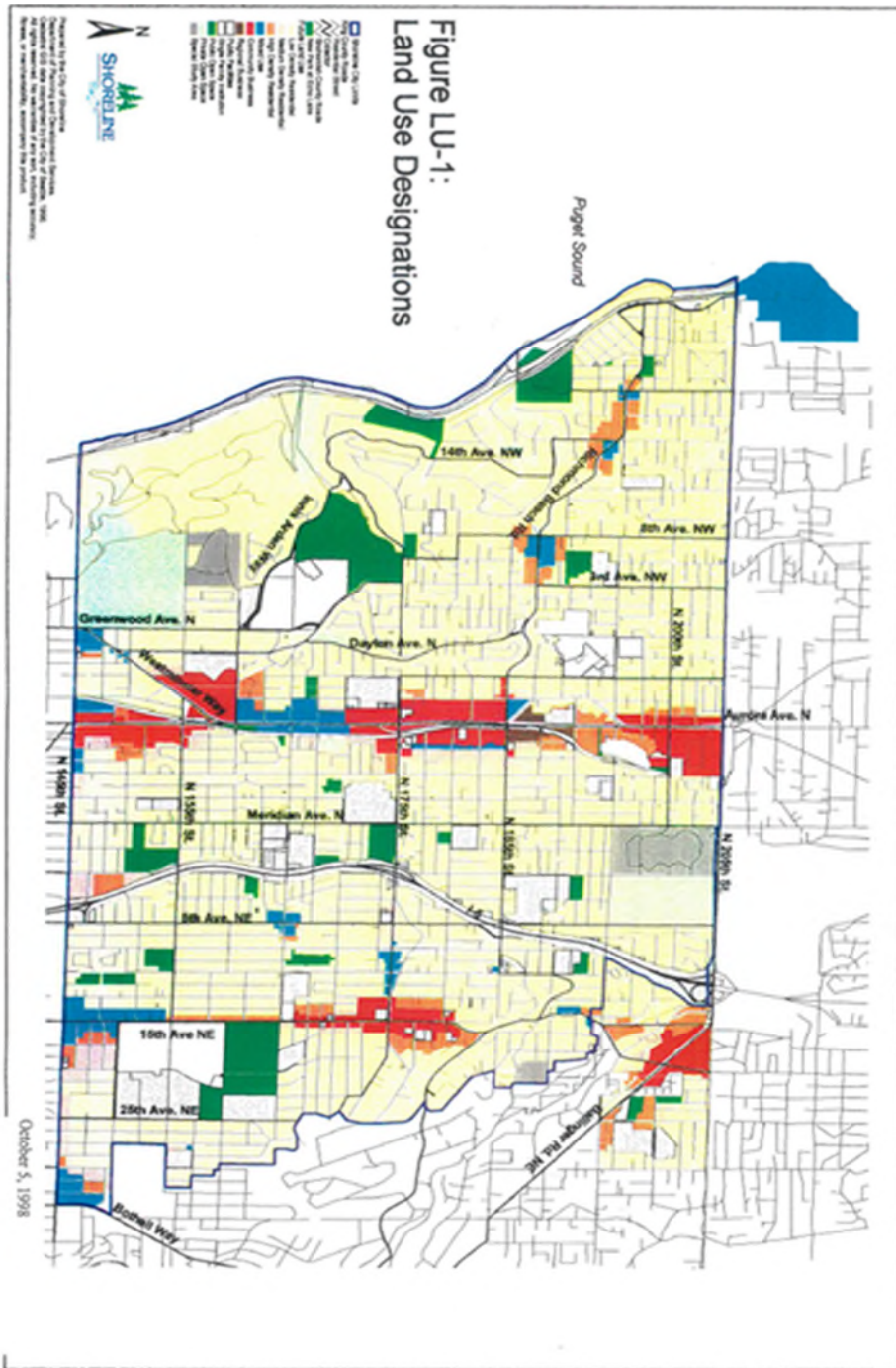


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Attachment 4- 2012 Comprehensive Plan Map



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Attachment 5- 1998 Comprehensive Plan Map



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Attachment 6- Critical Areas Map

Percent Slope

Percent Slope, 2001

- 0 - 15
- 15.1 - 40
- > 40



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Attachment 7- Neighborhood Meeting

NEIGHBORHOOD MEETING NOTICE

Dear Neighbor,

We represent the owners of four parcels of land located in close proximity to you, for which those parcels are predominately used for senior housing care. We would like to host a neighborhood meeting to discuss future plans of those sites and solicits comments from you and your fellow neighbors regarding our proposal.

Meeting Information

Proposal: Non-project specific rezone of 17127 and 17201 15th Ave NE and 17414 and 17062 12th Ave NE from R24 & R48 zoning to Community Business (CB). The purpose of the rezone is twofold: 1st, it will put these parcels in alignment with the City's Comprehensive Plan; 2nd, it will allow for the future development of what we hope will be a senior housing building(s) to complement the current assisted living facility where the now closed and unusable skilled nursing facility is presently located.

Date: March 27th, 2018

Time: 6:30 p.m.

Location of Meeting: Activities Room of Anderson Plaza, 17201 15th Ave NE, Shoreline WA 98155.

We look forward to meeting you in person and hearing your thoughts on our proposal. Should you have any questions or thoughts in the interim (or following the meeting), please feel to reach out to us with the contact information below.

Kindest Regards,



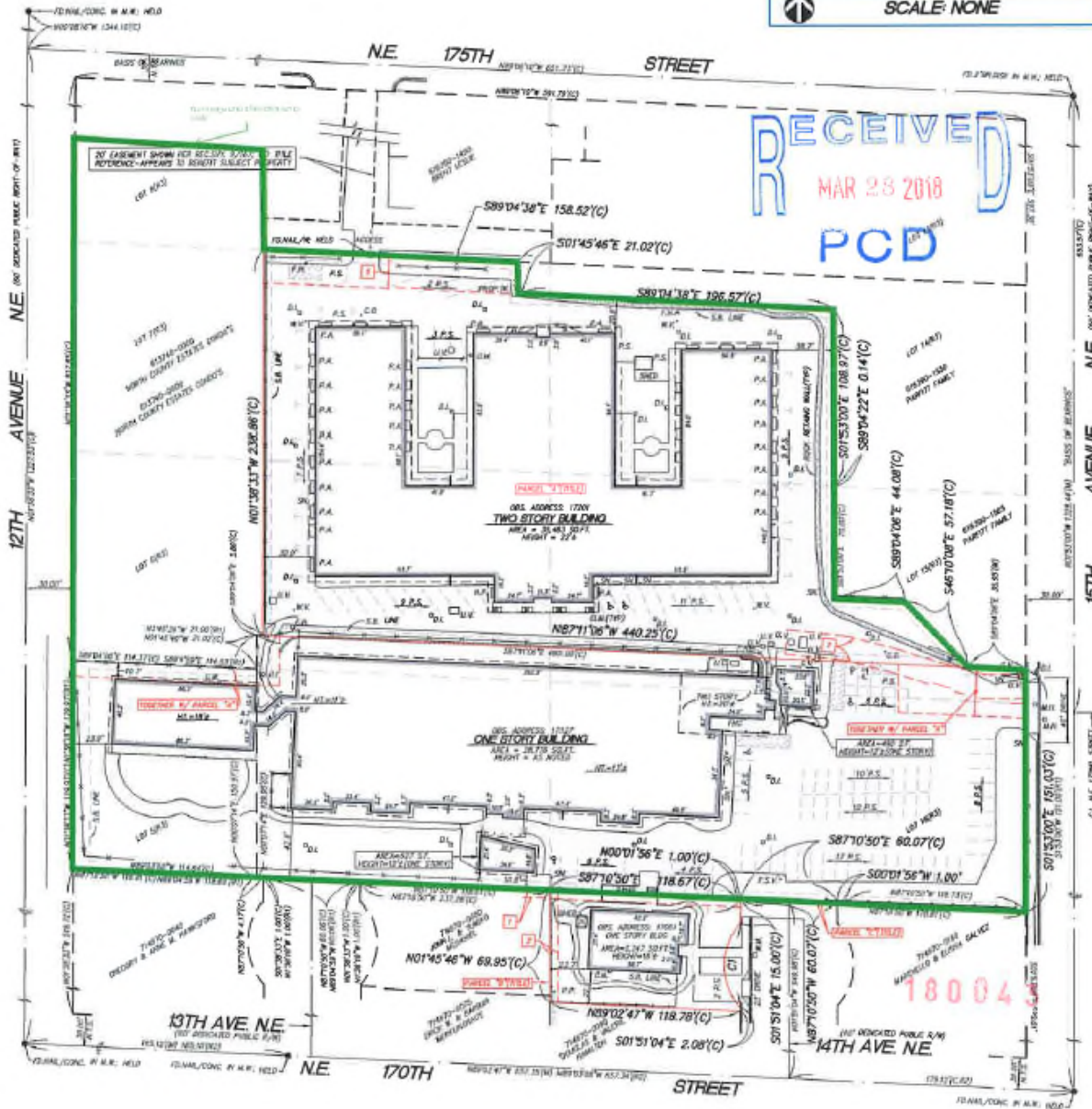
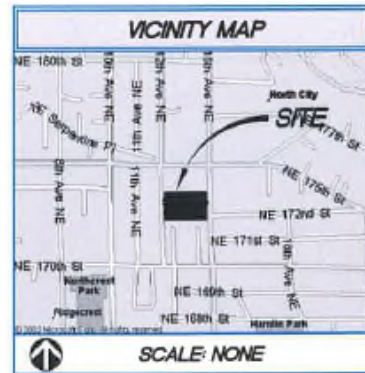
Jordan Winters
Project Manager, Santé Partners
(503) 209-6034

winters@santepartners.com



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 Hearing Examiner Public Hearing Staff Report Attachments 1-16



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Attachment 8- Neighborhood Meeting Summary

Public Meeting

March 27, 2018

1. Introduction and Purpose of meeting

This meeting is to inform the community about the project and answer questions, and report back to the city.

2. Background of applicant – Santé

Santé rep:

We specialize in development and operation of senior housing facilities. We own several across the country. Anderson plaza is our most recent acquisition. We have invested 15 million in this building; we see high demand and low supply of senior housing as a major issue. My role is to oversee development issues.

3. Proposed rezone property description

A demonstrative map was provided to show the proposed re-zone. This public meeting is a required part of the process and is meant to provide information and receive feedback.

Our goal is to rezone in alignment with the proposed comprehensive plan. The property is surrounded by some retail, apartment buildings and single family housing.

4. Explanation of proposed rezone

We are proposing to align this parcel with the proposed comprehensive plan by changing it to a Community Business designation, in line with the rest of the area. We are proposing only senior housing on the site for now although we do not have a proposed project linked to this application.

Comments: what is the traffic impact of this proposal?

Response: Independent living has a very low traffic impact.

Comment: we are concerned that if demand declines you may sell this property and a different project will be proposed.

Response: our demographic studies show that there will always be a need for senior housing

Comment: how high will you build? We do not want a large building on this site.

Response: We are considering 5 stories although we do not have specific plans at this time.

Comment: why are you rezoning only one parcel?

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Response: what we are proposing will be consistent with the comprehensive plan, so that we are not left with an "island" zoned differently than the rest of the area.

We are not proposing a specific proposal as of now. We are simply applying for a rezone at this time.

Comment: Dana Golden, Tori Rochleau-Rice: we want to be sure you will not be trying to create access to your site from the dead-end streets.

Response: we do not plan to propose access on those streets.

Comment: What other proposals for redevelopment might happen on this site?

Response: we are proposing independent living on this site; if something else is proposed we might not be involved.

Comment: who owns the property abutting the southern property line?

Response: not Santé; that appears to be a single family lot.

Comment: why are you not currently proposing a new project?

Response: we ideally would like to propose to build independent living with mixed use, including bistros, apartments and office. This would be a quality product, for senior housing. However we do not have specific plans and that is not part of this application.

Comment: if this were redeveloped as a larger living facility; how would you meet current fire code access requirements? Would you purchase any of the buildings you do not own?

Response: we do not have any plans to do that.

Comment: concern about how fire lanes will be provided.

Response: we do not have a specific answer to that at this time, since we do not have a specific proposal at this point. However, we have noted your comments.

One of the purposes of this meeting is to make you aware of the proposal to rezone, we are noting all of your comments. If and when a specific proposal to build on the property comes up, that will be a separate proposal for which you will have opportunity to comment.

Comment: I am against changing the zoning at all.

Response: we believe that development brings activity and vitality to the area, but we note your comment.

Comment: we would like to see a specific proposal with together with this rezone.

Response: we are taking note of that comment.

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Comment: we think this zoning designation should be lower than it currently is, and not change. We were told this would stay medium to low density and do not feel that we have been properly or accurately informed by the city.

Response: we have noted that comment and will share all comments with the city.

Response: once we do have a proposal we will welcome your input.

Comment: I agree that senior housing is important and there is no reason to have it be somewhere else. But what will the proposal do to the value of our homes close to our areas and the traffic impacts?

Response: tonight we cannot answer those questions but we have taken note and will share it with the city.

Comment: if this were three stories instead of five, I would be more receptive. I would also want to know where are the entrances, how do they work with the dead end streets. Will there be visitor and staff parking; how will the building look; will it add to the value of the neighborhood?

Comment: I also want to preserve the significant trees

Comment: I would want to see provisions for public benefits and public improvements

Response: we have taken note of your comments and will submit them to the city. We also have comment cards for further comments.

Comment: what kinds of residents would be staying in a future project; will you have frequent paramedics? And will Anderson continue to run the home on 14th?

Response: independent residents are attended by paramedics from time to time. Yes the home on 14th would not change.

Comment: You are saying that you have no intention now to build, but you are asking for the rezone.

Response: we want to fit in with the comprehensive plan so that we are not the only block in the area which is not in line with the surrounding zoning.

Comment: what about street improvements?

Response: those would be considered as part of a future proposal, which we are not making at this time.

Comment: If the rezone goes through you are not trying to buy the Anderson House?

Response: no

Comment: we are concerned we have received misinformation from the city about the zoning.

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Response: we will note that comment.

Thank you for all your comments and please fill out comment cards.

Comment: would be nice to have a green buffer on property line between 13th and 14th

Eric Merklingshaus: your explanation is that the City does not want a zoning island. Yet the current zoning reveals that the Anderson Plaza is currently at r-48 while surrounding is r-24, so this is actually a problem of the city's own making. Santé's recommendation of a CB zoning is not required to solve this historical error. In no case is the step to a more dense zoning required. R-48 is all that is required, not more.

5. Rezone process and opportunities to comment

There will be at least two more public comment periods. There will be public notice of this rezone, it will go to hearing examiner and then city council for approval and there will be opportunity for input throughout the process.

6. Questions and comments

Questions and comments were taken throughout, per the notes above.

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Attachment 9- Applications



City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17127 *
House
PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17127 15th Ave NE, Shoreline, WA 98155
(Leave blank if address is not known)

Parcel Number (Property Tax Account Number) 6163901465

Legal Description Attached
Attach separate sheet for long Legal Description

PROPERTY OWNER INFORMATION

Name Parfit Family LTD Partnership Email billp1963@gmail.com

Address 340 Nickelbush Lane City Quilcene State WA Zip 98376

Phone 360-774-0894 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com

Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302

Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

- | | | | | |
|------------------------|---|--|--|---|
| Type of Application: | <input type="checkbox"/> Single Family | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Non-Residential | <input type="checkbox"/> Legislative |
| Building/Construction: | <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Fire Sprinkler |
| | <input type="checkbox"/> Addition/Remodel | <input type="checkbox"/> Demolition | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Fire Alarm |
| | <input type="checkbox"/> Clearing & Grading | <input type="checkbox"/> Site Development | <input type="checkbox"/> Other | |
| Land Use: | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Use - Home Occupation | <input type="checkbox"/> Conditional Use |
| | <input type="checkbox"/> Short Plat | <input type="checkbox"/> Engineering Deviation | <input type="checkbox"/> Use - Bed & Breakfast | <input type="checkbox"/> Code Interpretation |
| | | | <input type="checkbox"/> Use - Temporary Use | <input checked="" type="checkbox"/> Rezone |
| | | | | <input type="checkbox"/> Administrative Design Review |

PROJECT DESCRIPTION Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email _____

Contact Person _____ Phone _____

Address _____ City _____ State _____ Zip _____

Contractor's Registration # _____ Expiration Date _____

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

William K. Parfit
Signature of **PROPERTY OWNER**

Jordan Winters
Signature of **AUTHORIZED AGENT**

Date 3/22/18

PLN 180043

RECEIVED
MAR 28 2018
PCD

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property. 0%-5% 5%-10% 10%-15% 15%-20% 20%-25% 25%+

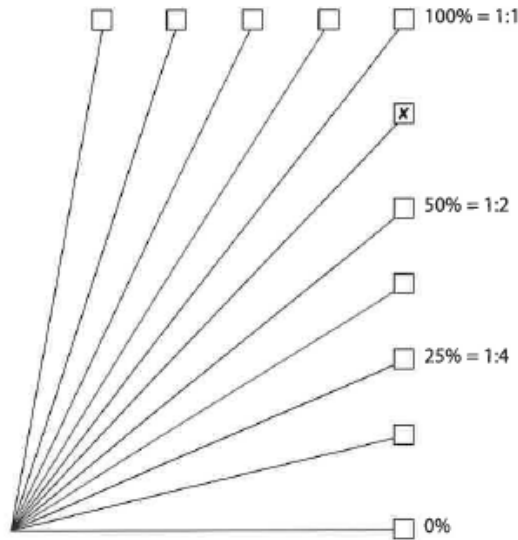
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

(Check appropriate slope percentage box and mark correct box on diagram below.)



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City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17201
Plaza

PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17201 15th Ave NE, Shoreline, WA 98155
(Leave blank if address is not important)

Parcel Number (Property Tax Account Number) 6163901560

Legal Description Attached
Attach separate sheet for long Legal Description

PROPERTY OWNER INFORMATION

Name Sante Shoreline ALF Real Co, LLC Email winters@santepartners.com

Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302

Phone 503-209-6034 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com

Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302

Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

- Type of Application: Single Family Multi-Family Non-Residential Legislative
- Building/Construction: New Construction Change of Use Mechanical Fire Sprinkler
 Addition/Remodel Demolition Plumbing Fire Alarm
 Clearing & Grading Site Development Other
- Land Use: Subdivision Zoning Variance Use - Home Occupation Conditional Use
 Short Plat Engineering Deviation Use - Bed & Breakfast Code Interpretation
 Use - Temporary Use Rezone Administrative Design Review

PROJECT DESCRIPTION

Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email

Contact Person Phone

Address City State Zip

Contractor's Registration # Expiration Date

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER

Signature of AUTHORIZED AGENT

Date 2/5/2018
180043



CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property. 0%-5% 5%-10% 10%-15% 15%-20% 20%-25% 25%+

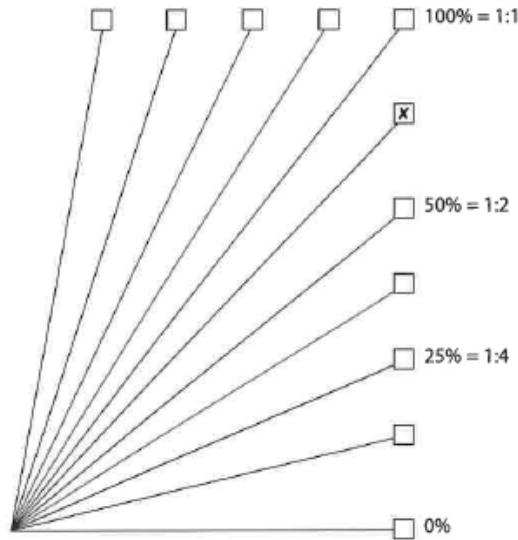
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

(Check appropriate slope percentage box and mark correct box on diagram below.)



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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16



City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17062
AFP
PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17062 12th Ave NE, Shoreline, WA 98155
(Leave blank if address is not assigned)
Parcel Number (Property Tax Account Number) 6163901462
Legal Description Attached
(Attach separate sheet for long Legal Description)

PROPERTY OWNER INFORMATION

Name Anderson Family Properties Email andy@andersonfp.com
Address 415 W. Mercer St #802 City Seattle State WA Zip 98119
Phone 206-919-1606 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com
Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302
Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

Type of Application: Single Family Multi-Family Non-Residential Legislative
Building/Construction: New Construction Change of Use Mechanical Fire Sprinkler
 Addition/Remodel Demolition Plumbing Fire Alarm
 Clearing & Grading Site Development Other
Land Use: Subdivision Zoning Variance Use - Home Occupation Conditional Use
 Short Plat Engineering Deviation Use - Bed & Breakfast Code Interpretation
 Rezone
 Administrative Design Review

PROJECT DESCRIPTION Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email _____
Contact Person _____ Phone _____
Address _____ City _____ State _____ Zip _____
Contractor's Registration # _____ Expiration Date _____

RECEIVED
MAR 28 2018
PCD

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER

Signature of AUTHORIZED AGENT

Date 2/5/2018
180043

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property. 0%-5% 5%-10% 10%-15% 15%-20% 20%-25% 25%+

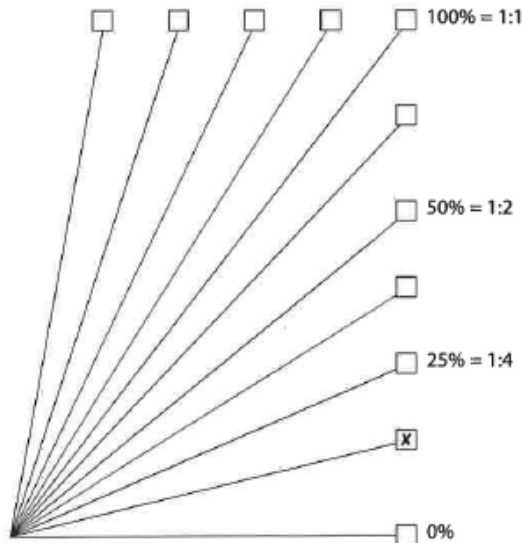
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

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(Check appropriate slope percentage box and mark correct box on diagram below.)



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Winters Rezone PLN18-0043
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City of Shoreline
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Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17414
Par Three

PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17414 12th Ave NE, Shoreline, WA 98155
(Leave blank if address is not important)
Parcel Number (Property Tax Account Number) 6137400000
Legal Description Attached
Attach separate sheet for long Legal Description

PROPERTY OWNER INFORMATION

Name PAR Three, LLC Email nautiko@comcast.net
Address 18390 NE 192nd St City Woodinville State WA Zip 98097
Phone 206-300-9381 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com
Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302
Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

- Type of Application: Single Family Multi-Family Non-Residential Legislative
- Building/Construction: New Construction Change of Use Mechanical Fire Sprinkler
 Addition/Remodel Demolition Plumbing Fire Alarm
 Clearing & Grading Site Development Other
- Land Use: Subdivision Zoning Variance Use - Home Occupation Conditional Use
 Short Plat Engineering Deviation Use - Bed & Breakfast Code Interpretation
 Use - Temporary Use Rezone
 Administrative Design Review

PROJECT DESCRIPTION

Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email
Contact Person Phone
Address City State Zip
Contractor's Registration # Expiration Date

RECEIVED
MAR 28 2018
PCD

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER

Signature of AUTHORIZED AGENT

Date 2/5/2018
180043

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
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- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property. 0%-5% 5%-10% 10%-15% 15%-20% 20%-25% 25%+

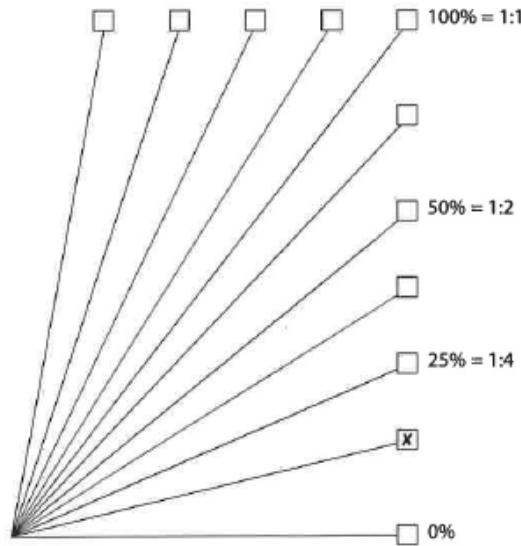
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

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(Check appropriate slope percentage box and mark correct box on diagram below.)



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Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 10- Rezone Criteria

REZONE OF PROPERTY/ZONING CRITERIA



Pursuant to the application filed on behalf of the Applicant(s) for a formal rezoning of the properties identified as Parcel #s 616390-1560, 613740-0000, 616390-1462 and 616390-1465 to a Community Business (CB) zone, we would like to formally provide justifications of why the application is consistent with the merits of a rezoning and meeting the Decision Criteria required for approval:

- a. The rezoning is consistent with the Comprehensive Plan:
 - Per the Future Land Use Map of the Comprehensive Plan adopted via Ordinance 649 on December 10, 2012, all four sites are designated for a future zoning classification of Mixed Use 2 which "encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses"... "except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses." Presently, each of the four sites are zoned as either R-24 or R-48, which is a medium to high density residential. The rezoning to a CB zone within the Mixed Use 2 Comprehensive Plan designation is consistent with the Comprehensive Plan.
- b. The rezoning will not adversely affect the public health, safety or general welfare:
 - The rezoning to a CB zone consistent with a Mixed Use 2 designation actually makes steps towards improving the public health, safety and general welfare. According to Figure HA-2 of the 2012 Comprehensive Plan, the percentage of dwelling units that were designated as Multifamily (MF) for the City of Shoreline was 23.2%, compared to almost 73% for single family residences (SFR). Generally speaking, when compared to larger, more urban communities, the census mix for MF appears to be below average. A CB zoning designation with unrestricted density and favorable development conditions helps to serve this under met MF demand. As part of future development for the property, needed frontage improvements will be developed, improving walkability to local business as well and several forms of public transit (bus routes run presently and light rail is slated for future development off of 185th).
- c. The rezoning is warranted in order to achieve consistency with the Comprehensive Plan:
 - As outlined in responses to both a. and d., a rezoning to a CB classification provides total continuity with the properties immediately adjacent to the north and east and accomplishes the City's Comprehensive Plan goal of a Mixed Use 2 designation.
- d. The rezoning will not be materially detrimental to uses or property in the immediate vicinity of the subject rezoning:
 - The properties to the north and east of the four parcels are all presently zoned CB and would provide a seamless transition as part of the rezoning. To the west and south of the parcels, zoning is presently R-6, low density residential and is designated to remain low density through the Comprehensive Plan. As noted in the Comprehensive Plan under Land Use Goals and Policies, under LU9, "Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions". When site specific development plans are developed, both neighboring architecture and

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neighborhood involvement will be taken into consideration so that this criteria can be met. Further, given the proximity of these parcels to immediate business such as dining (Ichi Bento, Peking House, Leenas Café, etc), grocery shopping (Safeway) and Pharmaceuticals (Walgreens, Safeway), the proposed rezone to a higher density helps support these local businesses. Approval of the rezone would help support policy goal H2, which would provide incentives to encourage residential development in commercial zones, especially those within proximity to transit and to support local business.

e. The rezone has merit and value for the community:

- It is anticipated that upon successful rezone completion, plans to develop a high density residential structure will commence, most likely with a focus on senior housing. Presently, two of the four parcels provide senior housing care but lack the ability to provide a continuum of care or the ability for a residence to age in place. In other words, the location cannot provide a variety of living options to the community of Shoreline as their seniors begin to age. In fact, aside from one community in the city limits, there are not any other locations or senior housing providers within the City of Shoreline that can provide a setting where seniors can stay in one location and successfully age from an independent setting all the way to an acute, long term location. What is perhaps more concerning, generally speaking, is that the Comprehensive Plan fails to specifically address seniors as their own population group and the housing crisis they face as our the population of baby boomers begins to explode across the United States. Senior housing construction in King County alone has averaged approximately 464 new units per year over the last twelve years being put into service (National Investment Center). A rezone and redevelopment of the project, specifically to senior housing, would help satisfy policy goal H VI (encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities), H25 (encourage, assist and support social and health service organizations that offer housing programs for targeted populations) and H27 (support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encourage universal design or retrofitting homes for lifetime use).

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Winters Rezone PLN18-0043
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Attachment 11- Statement of Use

STATEMENT OF USE

Pursuant to the application concurrently filed on behalf of the Applicant(s) for a formal rezone of the properties identified as Parcel #s 616390-1560, 613740-0000, 616390-1462 and 616390-1465, this statement of use is meant to identify both the current and proposed uses of the site upon rezone approval. Presently, parcel # 613740-0000 is a fully improved parcel and is ran as market rate apartments for rent and it will likely remain market rate rental apartments post rezoning. Parcel # 616390-1560 is a fully improved parcel and is a recently renovated assisted living facility and will likely remain an assisted living facility post rezoning. Parcel #'s 616390-1462 and 616390-1465 are substantially improved lots that once operated as a skilled nursing facility and will likely be redeveloped to accommodate some form of senior housing post rezone, although there is no specific project contemplated as part of this rezone.

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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 12- Notice of Application

The City of Shoreline Notice of Rezone Application including Optional SEPA DNS Process

Location, Application No., Type of Permit(s) Required and Project Description: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155; PLN18-0043 Rezone Application. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB). No development project is proposed as part of this application, but applicant anticipates building senior housing and expanding medical facilities that currently exist on the property.

The City expects to issue a SEPA Determination of Nonsignificance (DNS). This SEPA comment period may be the only opportunity to comment on the *environmental* impacts of this proposal. There will be additional opportunity for comment at the public hearing. A separate notice will be mailed and posted once the public hearing date has been determined.

This SEPA public comment period ends Wednesday, May 9, 2018 at 5:00 p.m. Please mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn: Miranda Redinger, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to mredinger@shorelinewa.gov.

Copies of the full notice of application, application materials including SEPA documents, and applicable codes are available for review at City Hall, 17500 Midvale Avenue N.

20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 13- Notice of June 12 Public Hearing

The City of Shoreline Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Jordan Winters, PLN18-0043

Location & Description of Project: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, June 12, 2018 at 6:00 pm in the Council Chamber at City Hall 17500 Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 14- Notice of July 31 Public Hearing

The City of Shoreline Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Jordan Winters, PLN18-0043

Location & Description of Project: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, July 31, 2018 at 6:00 pm in the Council Chamber at City Hall 17500 Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 15- SEPA DNS



Planning & Community Development

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: **May 3, 2018**

PROPOSER: **Jordan Winters**

LOCATION OF PROPOSAL: **17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155**

DESCRIPTION OF PROPOSAL: **The applicant has requested to rezone four parcels from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48) to Community Business (CB).**

PUBLIC HEARING **Tentatively Scheduled for June 14, 2018**

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 15 days from the date below.

RESPONSIBLE OFFICIAL: **Rachael Markle, AICP**
Planning & Community Development, Director and SEPA Responsible Official

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**
Shoreline, WA 98133-4905

DATE: 5-1-18 SIGNATURE: *Rachael Markle*

PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

The public comment period will end on May 18, 2018. 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 and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at mredinger@shorelinewa.gov or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development.

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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 16- Amended SEPA DNS



Planning & Community Development

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

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

PROJECT INFORMATION

DATE OF ISSUANCE: **June 14, 2018**
PROponent: **Jordan Winters**
LOCATION OF PROPOSAL: **17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155**
DESCRIPTION OF PROPOSAL: **The applicant has requested to rezone four parcels from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48) to Community Business (CB).**
PUBLIC HEARING **TBD**

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 15 days from the date below.

RESPONSIBLE OFFICIAL: **Rachael Markle, AICP**
Planning & Community Development, Director and SEPA Responsible Official
ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**
Shoreline, WA 98133-4905

DATE: 6/12/18 SIGNATURE: Rachael Markle

PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

The public comment period will end on June 28, 2018. ~~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.~~ This DNS may be appealed by any interested person to the City of Shoreline Hearing Examiner as provided in SMC 20.30 Subchapter 4 and SMC 20.30.680 no later than fourteen (14) calendar days after the date of issuance. Appeals must be submitted in writing to the City Clerk with the appropriate filing fee and received by 5:00 pm on the last day of the appeal period. The written appeal must contain specific factual objections related to the environmental impacts of the project. An appeal hearing on the DNS will be consolidated with the open record hearing on the project application.

The file and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at mredinger@shorelinewa.gov or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development.



SEPA ENVIRONMENTAL CHECKLIST

PCD

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

- 1. Name of proposed project, if applicable: Anderson Properties Rezone Proposal
- 2. Name of applicant: Sante Shoreline ALF Real Co, LLC, Parfitt Family Limited Partnership, PAR Three, LLC, Anderson Family Properties, LLC
- 3. Address and phone number of applicant and contact person: Jordan Winters
1220 210th St SE, Suite 310
Salem, OR 97302
(503) 209-6034
- 4. Date checklist prepared: February 26, 2018
- 5. Agency requesting checklist: City of Shoreline
- 6. Proposed timing or schedule (including phasing, if applicable):
Non-project action rezone proposal subject to City review process timing.

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7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not Applicable. Non-project action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not Applicable. Non-project action.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Rezone approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Non-project rezone of property at 17127 & 17201 15th Ave NE and 17414 & 17062 12th Ave NE from R-24 & R-48 to CB. Survey of properties is attached as Exhibit A to this checklist.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See Exhibit A.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat rolling, hilly, steep slopes, mountainous,
other _____

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

Geotechnical report submitted at preapp identifies small portion of site on SW corner as steep slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Site is largely impervious surface.

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

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

3. Water

- a. Surface Water:

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

No.

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

Not applicable.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

No.

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

Not applicable. Non-project action.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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

No.

c. Water runoff (including stormwater):

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable. Non-project action.

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

Not applicable. Non-project action.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Not applicable. Non-project action.

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

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. Non-project action.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Songbirds.

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

None known.

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

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. Non-project action.

- e. List any invasive animal species known to be on or near the site.

None known.

6. **Energy and natural resources**

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

Not applicable. Non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

Not applicable. Non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Not applicable. Non-project action.

7. **Environmental health** Not applicable. Non-project action.

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

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise Not applicable. Non-project action.

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

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

3) Proposed measures to reduce or control noise impacts, if any:

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Senior living and multifamily condo's. Adjacent uses are residential and commercial.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.

c. Describe any structures on the site.

See survey and attached aerial photograph.

d. Will any structures be demolished? If so, what?

Not applicable. Non-project action.

e. What is the current zoning classification of the site?

R-24 & R-28

f. What is the current comprehensive plan designation of the site?

Mixed Use.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Not applicable. Non-project action.

j. Approximately how many people would the completed project displace?

Not applicable. Non-project action.

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

Not applicable. Non-project action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable. Non-project action.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable. Non-project action.

9. Housing

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable. Non-project action.

10. Aesthetics

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. Non-project action.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. Non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. Non-project action.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. Non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. Non-project action.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Shoreline Park, Hamlin Park, and Rotary Park are all in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable. Non-project action.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable. Non-project action.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Not applicable. Non-project action.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Not applicable. Non-project action.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
15th Ave NE and NE 175th St are adjacent arterials that serve the site. Interstate 5 is 15 blocks to the west.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Public transit is available on both adjacent arterials. Future light rail is slated for 185th Ave NE.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Not applicable. Non-project action.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Not applicable. Non-project action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not applicable. Non-project action.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
Not applicable. Non-project action.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Not applicable. Non-project action.
- h. Proposed measures to reduce or control transportation impacts, if any:
Not applicable. Non-project action.

15. Public services

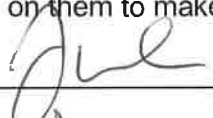
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Not applicable. Non-project action.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable. Non-project action.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
All of the above, including cable tv and excluding septic system.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Not applicable. Non-project action.

C. SIGNATURE

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

Signature: 

Name of signee Jordan Winters

Position and Agency/Organization Project Manager, Sante Partners, LLC

Date Submitted: 03/15/2013

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Not applicable. Non-project action.

Proposed measures to avoid or reduce such increases are:

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

3. How would the proposal be likely to deplete energy or natural resources?

Not applicable. Non-project action.

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

Not applicable. Non-project action.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not applicable. Non-project action.

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

Not applicable. Non-project action.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposal is to rezone property from R-24 & R-48 designations to CB designation. Proposal is consistent with Comprehensive Plan designation of the property.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

None.

COMMENT CARD

Since the zoning information that the city put out is not what they are now planning we feel that we have been lied to. There hasn't been any notice to the area residents re AB zoning in the now "purple" area except from the representatives of Santa. We are against AB zoning

Contact Info: Cindy McCrea / Ned McCrea
17037 13th Ave NE
ned.mccrea@comcast.net

RECEIVED
MAY 22 2009
PCD
1800 23

Miranda Redinger

From: Cindy McCrea <clmccrea21@gmail.com>
Sent: Sunday, May 06, 2018 5:05 PM
To: Miranda Redinger; PCD; council@chorelinewa.gov
Subject: [EXTERNAL] Rezone Application Winters, PLN18-0043

Follow Up Flag: Follow up
Flag Status: Flagged

To: Miranda Redinger, City of Shoreline Project Manager
Shoreline Planning Department
Shoreline City Council

RE: I am writing regarding the proposed Rezone of parcels 6163901560, 6163901465, 613740-0000 and 6163901462, addresses 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline.

Currently these parcels are zoned R24 and R48 and are adjacent to single family homes zoned R6. The proposal to rezone to a CB designation does not fit with the existing zoning and does not provide a buffer between what could be a busy traffic area and a quiet, residential neighborhood. The developers of the proposed rezone have not come forward with any plans for this area and have made vague promises to the current residents that the only thing they want to do is build senior living facilities. We cannot rely on vague references when it comes to our neighborhood and quality of life.

While the currently available zoning map (2016) shows the parcels in question to be zoned R24 and R48 we were told at the community meeting put on by Sante Partners that a) the City wants the entire parcel zoned CB, b) Sante is considering a 5 story building and c) no one will want to develop the properties unless they are rezoned to CB so the neighborhood would be faced with dealing with vagrants. Regarding a) if the City of Shoreline is planning a rezone then according to their ideals of “transparency” the residents should hear from the City, not an out of state developer; b) a 5 story building right next to single family dwellings is not in the best interests of the current residents and c) threats are typically not a way to win over public opinion.

There is a new apartment building going in on the corner of 15th and 175th NE “the Post Office” location. 5 story, 243 units with 267 parking spaces. We did hear that there “wouldn’t be an increase in auto traffic because the post office had a lot of traffic going in and out of that location”. I feel fairly certain that there weren’t an extra 200+ cars going in and out of the post office during rush hour morning and evening. Add to that the rumor that the Post Office is going to relocate to the Water District property on 15th and 169th. If that is true then the original “study” showing there wouldn’t be an increase in traffic is flawed at best and false at worst. 15th NE is already backed up during rush hour. Adding more Community Business capability to the area will only add to the noise and traffic. What about runoff from the paving? What studies have been done or are being done? If studies have been done, why hasn’t that information been distributed to residents? Can we really rely on it or is it just done to “pass inspection”

We have lived in Shoreline for 32 years. The school district was good, the location as far as schools, library, shopping was great. Our children were in 5th and 10th grade when we moved in. Kids could play in the street and we didn’t worry about traffic. Our children babysat for younger children who in turn babysat for newer neighbors. We have a block dinner once a month from October through June and a block party in August. We watch out for each other. After all this time of voting for school levies, park levies, etc. in order to help make Shoreline the city that it is we are sadly disappointed in the rush to “redevelop” our neighborhood. The prospect of a developer having the ability to build a 6 story building 250 feet from our home is horrible. I believe that an alternate, less dense zoning is appropriate for the area.

Attachment B

Quite frankly I don't find the city at all interested in being transparent to the citizens and am quite concerned about the influence of outside developers. If we need Senior housing so desperately then why not look on the West side of Aurora – down toward Richmond Beach? It's quiet and that area should really share in some of the exciting new opportunities in Shoreline.

Respectfully,

Cynthia McCrea
17037 13th Ave NE
Shoreline WA 98155

Miranda Redinger

From: PCD
Sent: Monday, May 07, 2018 8:01 AM
To: Miranda Redinger
Subject: FW: [EXTERNAL] save our neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Miranda –

I believe this was meant for your consideration.

Thanks,



Planning & Community Development
17500 Midvale Avenue N, Shoreline, WA 98133
P: 206-801-2500
PCD@shorelinewa.gov

From: nedmccrea@comcast.net [mailto:nedmccrea@comcast.net]
Sent: Sunday, May 06, 2018 3:30 PM
To: PCD <PCD@shorelinewa.gov>
Subject: [EXTERNAL] save our neighborhood

Planning Department:

This e-mail is about the effort by Sante Partners to change the zoning at the Anderson facility to "Community Business. I will start by saying my wife, our two children, and I moved to 13th Avenue NE in 1986. When we first arrived we were the kids on the block raising our children and enjoying the closeness of the other residents on the block. Now we are the old folks and our neighbors are the ones, to my great joy, with little kids running and learning to ride their bicycles up and down the street. To us our street is a little oasis to come home to at the end of the day. To say that the proposed zoning change is upsetting would be to put it mildly. I cannot imagine turning onto my street and seeing a six story building at the end of the block. Talk about changing the character of a neighborhood for the worse. We and our neighbors do not want to see our neighborhood changed in such a radical manner. Add to that the increase in traffic and getting around North City will be ridiculous. It is already bad and with the proposed changes it would be much worse. Despite the addition of bike lanes and of light rail the majority of people will still be using their cars. We do not want our neighborhood to become the next Ballard. What is happening there with high rises being built on both sides of single family homes is sad and ruining older family neighborhoods. I realize that is not what is being proposed in this case but the outcome will be close enough that if you live near the development it will have the same disastrous effect.

Attachment B

In closing I do not believe Sante Partners gives a hoot about what happens to our neighborhood. Please show that you are more concerned with the people in the community you serve than you do in a corporation from out of state. **Please say no to the change to "CB" and save our neighborhood.**

Sincerely,

Ned McCrea

17037 13th Ave NE

nedmccrea@comcast.net

May 7, 2018

Miranda Redinger, AICP
Senior Planner
Planning & Community Development
17500 Midvale Avenue North
Shoreline, WA 98133-4905

Re: Rezone application of properties at 17127 and 17201
15th Avenue NE and 17414 and 17062 12th Avenue NE

Dear Ms. Redinger:

I would like to comment on the proposed rezone.

I attended the March 27, 2018 meeting about the rezone proposal, and thank you for your note and the summary notes of that meeting.

I am against the rezone, for two reasons.

Number one is the lack of understanding why the rezone is even proposed. Sante has purchased the Anderson Plaza, and invested money in it already. So it shouldn't need to be rezoned. Is this where they plan to put the future proposed 5 story senior housing facility with other businesses included? At the meeting it sounded more like they wanted to tear down the Anderson House building and put it there.

They are not consistent in answering whether they want to purchase the remaining Anderson property. At the meeting they said they would buy that property if the rezone goes through, and that the property could not be profitably developed with its current zoning. But they report in the minutes that they have no plans to purchase buildings they don't already own, and specifically they have no plans to buy the Anderson House even if the rezone goes through.

Why should the rezone include property that is not part of any plans that Sante has? If they really don't want the Anderson House property, the apartment owner isn't applying, and they are not interested in the laundry building, according to what was said at the meeting, why ask them to be rezoned now.

Their explanation was that the City Comprehensive Plan shows this zoning for future development. If the development is unplanned, and unknown for how long into the future, why rezone now?

Number two objection is to the rezone of the Anderson House property to CB zoning at all. There are single family lots

adjoining the Anderson House property. There should not be 60 foot tall buildings next door to one story houses.

What happened to the concept of gradual increases in height and density so that single family homes are not next door to 5 story buildings? When the neighborhood between the 185th station and North City was rezoned, there were different height zones, to keep the highest density near the station, to give the remaining houses at least a chance of normality.

Sante knew what the zoning for both the Anderson Plaza and the Anderson House were when they purchased the Anderson Plaza. They held off on buying the Anderson House because they felt they could not make enough profit with the current zoning.

Please don't let their profit motive spoil another neighborhood.

Thank you.

Sincerely,

Robin Leaden
17242 11th Avenue NE
Shoreline, WA 98155

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

May 3, 2018

Miranda,

I am writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB.

This is Application No. PLN18-0043

The properties currently offer a buffer for the single family homes on 11th AVE NE, 12th AVE NE, 13th AVE NE and 14th AVE NE from the existing CB properties on 15th AVE NE.

There are already flooding and drainage issues on 11th AVE NE near NE 170th ST. Allowing the possibility of another 60' building next to the new 60' apartment building currently being built where the old North City Post Office was, could increase the flooding and drainage issues.

There will be many more cars parking on 12th AVE NE and 11th AVE NE from just the new apartment building. This is more engine oil dripping onto the streets and contaminating our streams, lakes and sound. If the city believes that there will not be parking issues like there currently are on 12th AVE NE north of NE 175th ST, then you are not living in this neighborhood.

Sante claims that they would ultimately like to building more senior housing as the area doesn't have senior housing. A lie. There is a 55+ apartment building on NE 165th St near 5th Ave NE. There is a much larger 55+ apartment building on Aurora by Echo Lake and there are more 55+ apartment buildings in the Hillwood, Richmond Highlands and Richmond Beach neighborhoods. The multifamily housing rezone around the 145th and 185th stations would be great locations for senior apartments.

There are already many auto vs auto and auto vs pedestrian accidents at the crosswalk on 15th Ave NE by Safeway. Adding a large senior housing complex might increase the the number of auto vs pedestrian accidents.

12th AVE NE is mostly a single family home street. It is unwarranted to change a mostly single-family-home street to partly CB zoning. Keeping 17062 and 17414 12th AVE NE as R-24 is best.

The Ridgecrest Neighborhood was told that the rezoning for the 185th Street Station would not be south of NE 175th ST. Broken promises. One board member has gotten the rezoning in his area moved and another board member has gotten a real estate license to "help" those having to sell homes in rezoned areas. I've also heard that the city is allowing developers to develop and not pay taxes and fees for ten years while the city rezones our hoses. It makes the city, the board, and planning commission look a bit unethical and immoral. Have laws been broken? Time will tell.

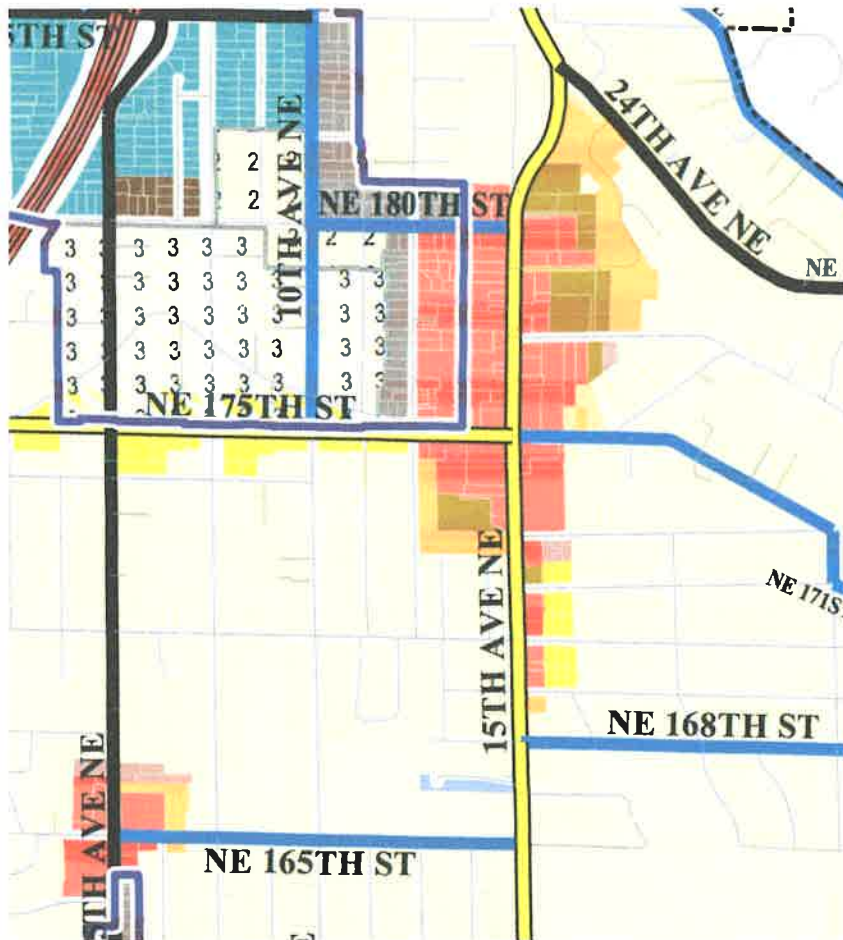
There are covenants that regulate growth and rezoning in many neighborhoods in Shoreline. There might even be a covenant here for 11th, 12th, 13th and 14th Avenues NE. Has the planning commission checked into this?

Pg. 1

I have come to terms with the fact that there will be a 60' apartment building looking into my backyard. The Developer never offered an option for the Postal Service to be the Community Business on the first floor of the apartment building. One of the reasons I purchased my home on 11th Ave NE was because it was walking distance to a post office. I have a PO Box and like walking. Now I have to drive to the temporary North City Post Office location on Aurora Ave N near N 185th St.

My neighbors and I are not willing to sit by and have the R-24 and R-48 buffer removed and replaced by CB (Community Business) zoning and another one, two, three or more 60' buildings in the front and back yards of our single family homes.

Please imagine yourself living in my home and having a 4-5 story building with tenants looking down into your yard. Shoreline is supposed to be a GREEN place to live. Concrete is not GREEN. Trees and yards are GREEN. Single-Family homes have trees and yards, GREEN.



There is buffer around much of the Community Business (CB) zoning in North City and Ridgecrest. Please keep our buffer. Please save our GREEN neighborhood.

Thank you,
Jennifer Klock
17216 11th AVE NE (PO Box 55304)
Shoreline WA 98155(-0304)

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: May 6, 2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

We oppose rezoning of the above addresses and we feel a rezoning will very negatively impact our neighborhood and all of Shoreline.

We've lived in our home at 17201 11th Ave NE since Oct 1967 so we've seen many changes to our community in those 50+ years. None has concerned us as much as these proposed rezoning requests.

We feel that the excessive construction of residential units will severely impact fire and police departments and other services. We feel that an immediate moratorium on new residential construction of all types should happen ASAP until a formal study of the impact on Shoreline schools, fire and police departments, has been completed.

Thank you,

Mary Ann Hayden - 206 406 7208

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: May 7, 2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

Please do what you were elected to do and protect Shoreline.

Please care about the quality of our city and ^{do} not allow 60 foot tall buildings in our single family home neighborhoods.

Please do not approve the rezoning request!

Thank you,

MaryAnn Hayden (AKA Mitzi Hayden)
17201 11th Ave N.E.
Shoreline 98155

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: May 7, 2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

We are homeowners at 17049 11th NE and also own 17404 10th NE. We are registered voters.

We oppose the above rezoning because it will negatively impact our neighborhood and ultimately our property values.

Please do not allow the above rezoning. Please retain the buffer for single family homes.

Thank you,

Karin Irigon
Karin

RECEIVED
MAY 11 2018

PCD

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: 5/7/2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

We moved here from downtown Seattle to be close but not too close to businesses. If this area is rezoned it would allow for large buildings to be built very close to our home. Please do not allow this property to be rezoned.

Thank you,



Miranda Redinger

From: Dejah Leger <dejah@hearthmusic.com>
Sent: Tuesday, May 08, 2018 4:42 PM
To: Miranda Redinger
Subject: [EXTERNAL] AGAINST CB classification

Follow Up Flag: Follow up
Flag Status: Flagged

I'm a Shoreline resident who is firmly against a CB classification for the up-zone Anderson House/Plaza. I moved to Shoreline to have community and family, not to have a 60-foot-tall buildings taking over our neighborhood. Especially when this zoning category doesn't require green building designs, affordable housing, or limits on overall density. Shoreline puts people over profit. Don't be gross.

Sincerely,
Dejah Leger



OPPOSITION TO THE SANTE CB UP-ZONE

MAY 8, 2018

To the Shoreline Commissioners and interested parties,

It's difficult to write a succinct list of concerns about the proposed North City 'CB' up zone without a proposal from the Sante partners. We have to anticipate anything from a simple enlargement of the Anderson House property to create a retirement / assisted living community. Or, maybe it's a major development combining several parcels? The lack of a proposed land use from Sante Partners forces us to consider many possibilities. The Shoreline's planning schedule favors developers that can keep the size & scope for their ambitions away from the community.

This letter considers two very different possible developments. One small, one large:

- a) Re-development of the Anderson House Parcel in conjunction with the SW corner lot parcel. This would facilitate the creation & operation of a retirement / assisted living center for the Sante Partners. (Tax parcel: [6163901462](#).)
- b) The amalgamation of as many as -10- parcels to form a single development covering most of the North City "block". (Block = 15th to 12th NE -175th to 172th)

These are very different projects. Each have very different impacts on the neighborhood and the greater North City area. A modest retirement center could be accommodated. However, the possibility to join several properties to create a massive development must give the city give pause. I trust the city will see attaching reasonable conditions to the proposed up-zone as a prudent safeguard against unforeseen developments. Especially, a major project that would have far ranging impacts

I need the Shoreline Commissioners to see the very real possibility that Sante and the Parfitt Family could combined the parcels in this proposed up-zone with the previously up-zoned parcels in the northern portions of the block from 15th to 12th NE.

Sante has never stated their intent is limited to effecting only the Southernmost parcels (Anderson House & the Lot in the SW corner). In their April 9th letter to the community leaves their intent vague. "... allow Sante the ability **to propose** in the future **a facility** at a density that will be **financially feasible**."

Whether the “a” refers to only Sante’s existing -2- parcels or, amalgamating all -10- parcels is key. Unfortunately, we won’t know until Shoreline grants them their desire.

I realize that someone not familiar to the details may think the idea of combining multiple parcels farfetched. Most people believe that Sante is only interested in building on -2- parcels. I hope they are right and, I hope I am proven wrong. However, I see evidence that a much larger project is on the horizon.

If I am correct, developers seek a major amalgamation of properties. The city of Shoreline will have failed its citizens if they fail to adopt conditions on the development of the parcels in proposed up-zone. The developers may attempt to claim that conditions should not be imposed because, this is not their intent to use. I have two responses; first, We would welcome any description of intended use and, Secondly, the developers should be agreeable to shoreline conditions as they do not affect the use.

Ownership

Please see that all but -2- of the -10- properties are owned by the SAME TWO INTERESTS. This is not nine separate owners fighting for their own self interests.

Please realize who owns the -4- effected parcels in the proposed CB up-zoning:

Anderson Plaza Tax parcel: 6163901560 Taxpayer: SANTE SHORELINE A/E/REALTOR Taxpayer
Address: 1220 20th St SE # 310 Fidelity National Title Company of Oregon (83,564 sq ft)

Anderson House. Tax parcel: 6163901465 Taxpayer: PARFITT FAMILY LTD PRTNRSHP 17127 15th Ave NE
(72,307 sq ft)

North County Estates Apartment Tax parcel: 613740-0000 (56,974 Sq ft)

South west lot - Anderson House Tax parcel: 6163901462, Taxpayer: ANDERSON FAMILY PROPERTIES
Taxpayer Address: 17201 15th Ave NE Note this is the address of the SANTE owned Anderson Plaza (14,820 sq ft)

Note: The total of the -4- parcels are: 227,665 sq ft

The other related parcels in the northern portion of the block are:

“Merry Maids” Currently for lease, Site Address: 17229 15TH AVE NE Tax parcel: 6163901541,
Taxpayer: PARFITT FAMILY (18,616 sq ft)

Vet Spay & Neutering Tax parcel: 6163901550, Site Address: 17211 15TH AVE NE , Taxpayer: PARFITT
FAMILY (19,733 sq ft)

Ichi Bento Terriaki Tax parcel: 6163901565 Site Address: 17203 15TH AVE NE Taxpayer: PARFITT FAMILY
(10,497 sq ft)

The lumber yard Tax parcel: 6163901490 Site Address: 1221 NE 175TH ST, BRENT LESLIE (61,309)

The 'Gas station' Tax parcel: 6163901502 Taxpayer: PARFITT FAMILY (13,500 sq ft)

North West corner Tax parcel: 616390150 Taxpayer: PARFITT FAMILY (9,200 sq ft)

Not including the "Post Office" development by Shoreline Development Company (Wolff) (81,550 sq. ft.)

Note: The land involved in the North portion of the 'block' : 132,855 sq ft

(the Post Office is excluded)

Therefore, the total land available as a result of this up-zone is : **360,550 sq ft**

Possible Intent

Please realize Sante has created businesses that would appear to be linking to their pending project(s). These LLC's were form by the Nathan Group, PLLC as agents for Sante. Note these -6- LLC's were all formed on March 4, 2015.

Sante Shoreline, LLC

Sante Shoreline, AFH OP CO, LLC

Sante Shoreline AFL REAL CO,LLC (current owners of Anderson Plaza, Tax parcel: 6163901560

Sante Shoreline ALF OP CO.LLC

Sante Shoreline SNF REAL OP, LLC

Sante Shoreline, SNF OP CO,LLC

Sante has other properties in Washington. Each of these appear linked to existing properties: (Sante ALF OP CO, LLC , Sante ILF OP CO, LLC, Sante SNF OP CO, LLC, Sante Kent LLC) While it is hard to prove intent from public records it is curious why they created so many companies named 'Shoreline'. Especially, in comparison to their other projects. It makes me question the idea that Sante's intent is limited to operating a retirement center.

Please know that the Orion Properties agent handling the lease of the current Merry Maids property, told me that the Parfitt family wanted to lease the property: "... at this time, unless someone wants to buy the whole thing."

This up-zone permits the combined financial interest of the Parfitt Family & Sante to buy out the Lumber yard and the North County Apartment. If so, the 360,520 sq ft. combined parcels gives a single developer a massive project. Clearly the lumber yard parcel is key. Remember the Post Office lot sold for \$ 4,250,00. That much money can be persuasive.

Sante is a major player in property development. A project of the size is possible and would certainly fulfill their stated goal of : "... allow Sante the ability to propose in the future a facility at a density that will be financially feasible."

Note that their attorney at re-zoning meeting was from the Law firm of McCullough Hill Leary, PS. In a Seattle times article concerning this Law firm, the Times commented: (Mayor Ed) Murray believes McCullough wanted to be more than a lawyer getting the best deal for developers. "Jack (McCullough) wanted to do something for working people," the mayor said. "And having said that, I wouldn't put it past him to sue me tomorrow over something."

By comparison The US Post office project is ¼ the size of this possible CB up-zone. (Reference lot 6163901521, Sale Price: \$ 4,250,000 Dated : Aug 26 2016, Wolff: 6710 E Camelback Rd Ste 100 Scottsdale, AZ. (81,550 sq. ft.)

Summary: Sante & members of the Parfitt family ALREADY own all but -2- of the parcels. Only the North City Lumber and the North County Estates Apartment are owned separately. We must not allow a lack of foresight to grasp the impact of this very real possibility. Do not miss this opportunity to shape a positive outcome by imposing the follow conditions on the Up-zone of these lots.

Conditions and Land Use Limitations

The follow conditions should be placed on the proposed up-zone parcels:

Sante purchased the **Anderson Plaza** and then invested in a multimillion dollar renovation to this facility. Anderson Plaza is current R-48. Should it be Santes' intent to maintain the Plaza in its' current state, an up-zone would have little direct impact.

No up-zone on this parcel is needed. The granting of a CB zoning is only require to prevent the lower zoning forming a zoning 'island'.

Should a developer propose a common project across multiple parcels, the city should require the following conditions:

- a) Height limit of 45 ft
- b) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions.

- c) Traffic directed toward 175th and not into the surrounding residential streets.
- d) Access via 15th Ave NE
- e) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.
- f) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- g) No special districts

The Owner of the North County Apartment has expressed the desire to maintain ownership of the apartment. Then, in time, have his Son is the eventual owner and the son can deal with property decisions. A most honorable desire. Let us hope the status quo is maintained.

However, should the apartment agree to combine with other parcels. A very different picture emerges. This property has parking and access concerns as is. While off street parking is provided, the nearby street parking is always used. Higher density apartments allowed by this Up-zoning exacerbates the problems.

Any up-zone to R-48 or CB should also require:

- a) 12th Ave is hardly a commercial street. What land use could be proposed that truly requires a CB zone on such a residential street. An R-48 is reasonable.
- b) The implantation of any up-zone should be delay 10 years form the conclusion of this zoning review. By delaying the up-zone, the owner will receive their stated requested and the city receives some control that this parcel will not be used in a major multi-parcel project.
- c) Ample off-street parking. Exceed SMC 20.50.390
- d) Sidewalks
- e) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions. Example: Each apartment has a small 'yard' but these are too small to be used. The kids play in the parking lot.
- f) Improved access to 175th
- g) Traffic directed toward 175th and not into the surrounding residential streets.
- h) Affordable housing with Recreational space exceeding SMC 20.50.240
- i) 20.50.240,C.1 qualifies development of a CB zone to: " when located on an arterial street shall meet the following standards:" 12th is not an arterial.

The Anderson House and the adjacent western lot is currently zoned R-24. Granting a 60 ft. tall building with narrow setbacks, adjacent to low density residential simple out of place in the Neighborhood. R-48 permits the conditional use as a Hospital, or a Nursing & Personal Care Facilities. It is hard to see what use Sante desires that is not conditionally allowed under R-48.

Any up-zone to the Anderson House parcel should also require:

- a) Limited to R-48 densities
- b) Building height not more than 45 ft Note the differences in parcel elevations compound the height relative to the neighborhood..
- c) Setbacks along the Southern property line of the parcel should be greater than the required. Efforts to buffer appearance must be incorporated in landscape.
- d) Setbacks on the northern property line, facing the Anderson Plaza, and are not the neighborhoods concern
- e) Landscaping should maintain the existing trees to the extent possible. With trees added to screen the facility.
- f) Access via 15th Ave NE
- g) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.
- h) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- i) Parking. Please know during the meeting with the neighborhood Sante minimized the need for parking. Saying the most retired people in care facilities don't drive. (And, yes – that is a good thing.) However, people who work at the facility DO drive. Additionally, should the building be used for Apartments for more mobile resident, there will be a need for parking. Any proposed land use must maintain the required parking.

I ask the commissioners to remember their oath of office. Which states: "to represent the public interest of the CITIZENS OF SHORELINE." You are not charged with permitting all developments. You are not responsible for maximizing developers return on investment. Please consider my recommendations with an eye toward keeping Shoreline a livable community.

Sincerely

Erick Mercklinghaus

17044 13th Ave NE

Shoreline, WA 98155

To: Miranda Redinger, City of Shoreline
From: Betsy Robertson, Shoreline Resident
Re: Anderson House/Plaza "CB" Zone application
May 8, 2018

I am definitely not anti-development, let's just get that out of the way.

I want to see Shoreline continue growing into a thoughtfully planned, thriving community - while keeping its current values intact.

What values? Those clearly stated by the City of Shoreline, along with its declared Vision and Mission statements.

Vision

Shoreline is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, and play, and most of all, call home.

Mission

Fulfilling the community's vision through highly valued public services.

Values

- **Integrity:** Act with honesty, openness, and accountability.
- **Teamwork:** Accomplish goals, resolve issues through quality communication and collaboration.
- **Respect:** Listen, value others, and treat everyone with fairness and dignity.
- **Innovation:** Learn from experience, explore new ideas, and implement creative solutions.
- **Sustainability:** Exemplify and encourage sustainable practices in our organization and community.

Approving the application to up-zone the Ridgecrest area between 15th and 12th avenues – the Anderson House area – contradicts everything the city says it stands for.

This developer says they want to build senior housing... but they offer no specific plans to do so.

I believe they are playing on our community's need for senior housing, because it's an emotional (hard to argue with) talking point. I also believe they will turn around and sell all of the property for maximum value once it's at maximum (zoning) height. And who knows what we'll get then. There's absolutely no guarantee senior housing will be in the picture in the future. And who would want it anyway if there's no requirement for it to be affordable?

It's naïve for the city not to consider this possibility.

That's how the Seattle Supersonics ended up in Oklahoma -- naivete and the power of money. (a brief aside)

Back to the City's vision:

Vision
Shoreline is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, and play, and most of all, call home.

I honestly don't see how a Community Business zone would do anything to serve this community.

I know you are aware of the cost of housing in Shoreline. Even in the modest Ridgecrest neighborhood, the families I love and "neighbor" with could never afford to live here if they didn't already own their homes.

How would any residential development... without a requirement for affordability... serve this neighborhood?

My daughter goes to Ridgecrest Elementary. She has classmates up and down our street, the next street over, and throughout the apartments on 12th Ave. It is a rich and diverse community – one that I am SO PROUD of. And I'm not just throwing talking points back at you... I have been actively engaged in the celebration of our school and neighborhood's diversity as co-host of the PTA's Taste of Ridgecrest multi-cultural event (happening on June 15). I don't want these families to be forced out of our neighborhood, our community or our schools, because their housing has been sold out from under them.

Please don't consider approving any zoning or development here that doesn't encourage affordability and diversity. The only benefit would be in the pocketbooks of the developers.

As you know, I've also spent the last 5+ years volunteering on the City of Shoreline's Park Board. I've seen how much this community values its green spaces, wildlife and tree canopy. I hear it every month, at public forums, at neighborhood meetings and more.

How does a CB Zone... without any requirements for green building, support the natural health of our community?

From my kitchen, I can see the yellow crane now planted at the site of the old post office building. How many units are already going in there? And how many parking spaces will be included? The consensus on my street, is that the impact on commuter traffic and parking requirements were greatly underestimated.

Again - back to the vision:

Vision
Shoreline is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, and play, and most of all, call home.

I have spent the last 12 years making 13th Ave NE my "home." It's not the nicest neighborhood in Shoreline, let alone Ridgecrest by any stretch... and yet... my street, my "home" is the envy of everyone I know.

6 years ago, we started something on my street. A monthly (yes, monthly!) block party called First Friday. It happens faithfully every single month. And everyone shows up. We invite all newcomers on our street to welcome them into the neighborhood. That regular interaction, deep knowledge and trust of each other has created an environment where we watch each other's kids. We share lawn

equipment. We have keys to each other's houses. I send my daughter out with a Tupperware and she comes back with a cup of sugar. Literally... no joke. This is the community we've created. We are a microcosm of the city's vision. All ages, cultures, and economic backgrounds live, work, play and call this street home.

Attachment B

The approval of this application would absolutely threaten that. Our street would have an oppressive 60-foot structure leaning over it. It would only be a matter of time before someone requested drive-through access via our (currently) dead-end street. Putting an end to our neighborly walks, kid-friendly bike rides and impromptu gatherings in our street.

Please re-zone the Anderson House/Plaza area. I want a thoughtful development there, one that people can potentially access via 13th by walking or riding their bikes. BUT - do it under a zoning category that makes more sense for THIS neighborhood. Use one of the brilliantly devised MUR zones that were created for the light rail areas.

So that can only happen once a year? Fine! What's the rush? Do this the right way, thoughtfully. Don't just pander to the big businesses that have suddenly shown interest in our little town. Others will come along. Businesses that better understand our values and share our vision for the future.

Betsy Robertson
17030 13th Ave NE
Shoreline, WA 98155
(206) 409-2129
betsyeleanor@gmail.com

Miranda Redinger

From: Josh Beerman <joshbeerman1@me.com>
Sent: Wednesday, May 09, 2018 10:47 AM
To: Miranda Redinger
Subject: [EXTERNAL] Letter of Concern About 175th Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Josh Beerman and I live at 17050 NE 130th street directly behind The Anderson House. My family moved into the house less than one year ago looking forward to the fact that we had finally found a nice quiet neighborhood where we could raise our kids. We knew something might be happening to Anderson House and were fine with that, but we never thought there would be a rezoning that would affect our entire neighborhood so completely.

Since this was announced there have been meetings and questions among all the neighbors. The biggest question to come up is this rezoning to CB. If Anderson House is all that is being built, then why do they need to rezone to CB? Much of the concern stems from ownership of the plots of land surrounding Anderson House that could easily be sold off to one owner and then, if rezoned for CB, a huge development could go up, maybe the largest in Shoreline.

Unless there is a plan to build something larger than the extension to Anderson House we do not understand why it is necessary to rezone. We know that the Sante group has promised to leave the facility as is and that they have no plans for anything but the extension, however the land, once rezoned, will be open to changes in weeks, months, and years to come. We have two children, and the block as a whole has a village worth of kids, and that's what this place feels like, a village. Please do not rezone so that in the future we can keep that feeling.

Your neighbor,

Josh Beerman

www.joshbeerman.com

Miranda Redinger

From: Nicole Beerman <nicole@nicolebeerman.com>
Sent: Wednesday, May 09, 2018 10:45 AM
To: Miranda Redinger
Subject: [EXTERNAL] Please do not Rezone the Anderson House Property

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

My name is Nicole Beerman and along with my family I live at 17050 13th Ave., Northeast in Shoreline. Right next to the Anderson house property. I have two small children and we moved to Shoreline because of the quiet streets, the great schools, and the proximity to Seattle without living in the city. I am strongly against rezoning the Anderson house property for the commercial business.

Even though the Sante group has promised that the Anderson house property will always remain a retirement facility, once that land is re-zoned there's nothing stopping the owners in two years, five years, 10 years time to sell that land to a developer. Greed never stops and money will always be appealing. I guarantee you if the owners of the Anderson house property lived in my house, they would strongly object to a large development going up.

I look down my street, and I can't imagine a 6 story or even 10 story condominium building going up. Giving strangers access to look over and into my yard, invading our privacy.

I am all for the development on 15th and 175th. I think at North city does need a facelift and I am excited for the businesses that will come. I just think it needs to remain on the main artillery and not seep into the neighborhoods. Please, for the future of my family and all the others, do not rezone.

Thank you,
Nicole Beerman

Nicole Beerman
Performer, Teacher, Choreographer
206-276-7112
nicole@nicolebeerman.com

Miranda Redinger

From: Barb MERKLINGHAUS <emerkling@msn.com>
Sent: Wednesday, May 09, 2018 10:14 AM
To: Miranda Redinger
Subject: [EXTERNAL] OPPOSITION to the Sante CB up-zone

Follow Up Flag: Follow up
Flag Status: Flagged

To: Miranda Redinger

I am writing to voice my opposition to the proposed CB up-zone being made by Sante.
The name of the applicant and application number: Winters, PLN18-0043.

The impact this upzone could have on our community is concerning.

I'm concerned how this development would be accessed. With 13th and 14th Ave NE being dead end streets it is easy to imagine cars and traffic trying to access the area via these streets making our dead end streets a turn around for people and cars looking for access. This would significantly change the peaceful nature and safety of our neighborhood with increased car and foot traffic for people looking for a faster way to access the area.

Parking: Sante is saying people living in retirement/assisted living don't drive so parking shouldn't be a concern. With a CB upzone we know there will be increased traffic and people looking for parking on our neighborhood streets. A few years ago the apartment development on 175th and 12th Ave NE (just north of the proposed area) had major parking and traffic impacts in their neighborhoods as parking was not included in the price of the rental agreement.

Impact on the neighborhood/privacy/peaceful nature of the neighborhood: Also of concern is the lack of privacy with a CB upzone directly bordering quiet peaceful residential streets. Currently there are trees that provide some privacy screening to the neighborhood directly on the south end of the proposed upzone area. With increased height that CB zoning brings I'm concerned we would lose the peaceful/private nature of our street and neighborhood.

If you were on our street on a sunny evening you would find people in their front yard gardens with other adults gathered talking and children riding bikes while others walk their dogs. This is the culture of our neighborhood. We don't just live in our houses but in our neighborhood as well. We get together and talk to each other and look out for the children on our block. I love this about my neighborhood and it is my deepest desire to preserve it as it is.

With the CB up-zone that Sante is asking for I feel all this would be lost. We would see increased traffic in our neighborhood with cars coming down our deadend street, turning around and speeding out making it dangerous for our neighborhood children. People would be looking for a place to park and leave cars unattended on our street and there could be a decrease in the privacy, safety and peacefulness of our neighborhood.

Thank you for reading this letter concerning my opposition to the CB up-zone being requested by Sante partners. I understand as commissioner you have taken an oath to represent the public interest of the citizens of Shoreline. I appreciate your thoughtful consideration in this matter.

Sincerely,
Barb M.

Miranda Redinger

From: Greg and Annie Hawksford <eaglechevy@gmail.com>
Sent: Wednesday, May 09, 2018 6:17 AM
To: Miranda Redinger
Subject: [EXTERNAL] No CB Zoning in North City, Shoreline

Follow Up Flag: Follow up
Flag Status: Flagged

This email is to confirm that Greg and Annie Hawksford do not want the old Anderson home area to be re zoned. We live right next to the property and would not want more than a two story structure built there.

Sincerely,
Greg and Annie Hawksford

2018/05/09

I am writing to express my concern in regards to the Anderson House rezone request from residential to Community Business zone. It is too big of a jump providing no buffer zone to the existing single-family residences on the neighbouring streets. It is already zoned large enough (R-48 and R-24) for Santé to build 132 units of senior housing AS IS based on calculations of the existing zoning and acreage. (Keep in mind, they could build something else –or sell- and the other properties not building right now could build practically anything in time.) Stepping out of your home (or looking out your living room window) to a brick wall and multiple stories is sickening. Basically, making your home/investment worthless and totally undesirable as a home to live in currently. Seriously – who wants to live in the houses across from Polaris just north of 175th and 12th? It could be EXACTLY the same if this rezone were to happen. Envision 60' buildings from 175th to 170th looming above single-family dwellings impinging on our privacy, boxing us in and blocking our view of the trees and sky, extra cars stacked along the streets blocking mailboxes and driveways. This type of growth is making Shoreline an undesirable place to live. Voting for this type of future is short sighted, reckless and ill-advised. It is detrimental to the quality of all residents' lives. Besides the enormous growth, the air quality from vehicles alone would be most unhealthy and objectionable. The surrounding infrastructure is not sufficient for CB with additional unlimited density. With the (prior) post office: 175th/15th NE location, building over 200 units, the new "Arabella" down the road (15th – 12th), MORE apartments mid – 15th – Approx. 177th from 15th to 12th,. Plus, the post office's anticipated new location approximately 1 block south of the southern address in the rezone. It is foolhardy to even consider changing the current zoning to CB! (Never mind what all of this building is doing to disrupting the poor deer population that come through here. 3 a week ago! It's so sad)

Please DO NOT approve the zoning request. Please consider the quality of life of those of us living in Ridgecrest and North City. Those travelling through... Those that are already having difficulty paying the increased property fees and are being pushed out after a lifetime in Shoreline. Know that we DO NOT WANT this rezone. The choices of the council are not always in the residences best interests (and beg to be explained*). Please do what is right for your constituents, not for the city's greed. Vote NO to the rezone. Thank you for your time and consideration.

Sincerely,



Leslie Anderson

*For example: Why was yet another pot shop approved when it was WITHIN 1000 feet of another – against regulations? What is that now – 4?!? When 15th was reduced in lane size south of 175th and council was touting the 'walkable' North City with businesses– trust me – these were not the businesses locals were envisioning. Downtown Edmonds yes. First and Pike? That's what we're getting. Pot shops and alcohol. This is not the direction that will improve Shorelines image and desirability and is incredibly short-sighted. Changing the zoning again is the wrong thing to do. Just say no.

2018/05/09

The rezone of Anderson Plaza is not consistent with the city's plan and should not be approved. As currently defined, Shoreline will grow in stages and include buffers between different zones to limit the negative impact to residents. What has been requested by a non-resident, commercial entity is to remove the planned zoning buffers and allow 60' tall buildings with unlimited density adjacent to existing residents' homes. This is not the Shoreline I want.

As a resident, I want to see my quality of life as well as the quality of the entire community improve. Encouraging businesses to invest in Shoreline helps the community but allowing corporations with deep pockets run roughshod over council plans and homeowners' objections is not acceptable to me. One of the reasons I moved here was the residents' quality of life, including schools, parks, and views. Lifting the current restrictions on the Anderson Plaza parcels and removing our buffer zone goes against everything I love about this city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brent Anderson', written in a cursive style.

Brent Anderson

Miranda Redinger

From: Heidi Costello
Sent: Monday, May 14, 2018 8:31 AM
To: Carolyn Wurdeman; Chris Roberts; Debbie Tarry; Doris McConnell; Jesse Salomon; John Norris; Keith McGlashan; Keith Scully; Susan Chang; Will Hall
Cc: Eric Bratton; Rachael Markle; Miranda Redinger
Subject: Distribution Only: Lawrence Mishkin - Zoning and policies

Follow Up Flag: Follow up
Flag Status: Flagged

This correspondence is distribution only.

Heidi C.

From: webmaster@shorelinewa.gov [mailto:webmaster@shorelinewa.gov]
Sent: Saturday, May 12, 2018 10:36 AM
To: CRTeam <CRTeam@shorelinewa.gov>; Tavia Tan <ttan@shorelinewa.gov>; Heidi Costello <hcostello@shorelinewa.gov>; Carolyn Wurdeman <cwurdema@shorelinewa.gov>
Subject: [EXTERNAL] Contact Us Web form

A new entry to a form/survey has been submitted.

Form Name: Contact Us
Date & Time: 05/12/2018 10:35 am
Response #: 924
Submitter ID: 22965
IP address: 67.183.140.101
Time to complete: 9 min. , 51 sec.

Survey Details: Answers Only

Page 1

1. (o) North City
2. (o) Email
3. Lawrence Mishkin
4. 18020 10th Ave. N.E.
5. 2063657221
6. lkrlam@yahoo.com
7. Dear City of Shoreline, As a resident of over 20 years I have become very dissatisfied with Shorelines policies. I do not appreciate having my house rezoned. The city has created turmoil in my daily live because of this change. I have tried to deal with it. I am selling my house and leaving. But that now has become even an issue. Why - because Shoreline has decided to change it's polies in the middle of developers plans. So yet again Shoreline is creating turmoil in my

Attachment B

daily live. I try to add to Shorelines value and I don't feel like it is respected. Please change your ways for the citizens you serve.

Thank you,
City of Shoreline

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

□

Miranda Redinger

From: Cindy McCrea <nedmccrea@comcast.net>
Sent: Sunday, May 20, 2018 12:23 PM
To: City Council
Subject: [EXTERNAL] rezone of Anderson Plaza

City Council:

This e-mail is about the effort by Sante Partners to change the zoning at the Anderson facility to "Community Business. I will start by saying my wife, our two children, and I moved to 13th Avenue NE in 1986. When we first arrived we were the kids on the block raising our children and enjoying the closeness of the other residents on the block. Now we are the old folks and our neighbors are the ones, to my great joy, with little kids running and learning to ride their bicycles up and down the street. To us our street is a little oasis to come home to at the end of the day. To say that the proposed zoning change is upsetting would be to put it mildly. I cannot imagine turning onto my street and seeing a six story building at the end of the block. Talk about changing the character of a neighborhood for the worse. We and our neighbors do not want to see our neighborhood changed in such a radical manner. Add to that the increase in traffic and getting around North City will be ridiculous. It is already bad and with the proposed changes it would be much worse. Despite the addition of bike lanes and of light rail the majority of people will still be using their cars. We do not want our neighborhood to become the next Ballard. What is happening there with high rises being built on both sides of single family homes is sad and ruining older family neighborhoods. I realize that is not what is being proposed in this case but the outcome will be close enough that if you live near the development it will have the same disastrous effect.

My other concern is the stated lack of a specific plan for the property. How any rezone can be approved without knowing what is going in would seem to me foolish.

In closing I do not believe Sante Partners gives a hoot about what happens to our neighborhood. Please show that you are more concerned with the people in the community you serve than you do in a corporation from out of state. **Please say no to the change to "CB" and save our neighborhood.**

Sincerely,
Ned McCrea
17037 13th Ave NE

From: Kathleen Triesch <kathleentriesch@gmail.com>
Date: June 5, 2018 at 3:53:45 PM MDT
To: Tatiana Quintero <tatiana.quintero@andersoncommunity.com>
Subject: Letter supporting rezone/adult living project

To whom it may concern:

My husband and I have lived in Shoreline for 40 years, and were active members of our local schools when our son attended. We are also neighbors of the Anderson community (4 blocks away). And, until her death last August, my mother was a resident of the community for a little more than a year. During that time, the new owners made significant improvements to the main building while maintaining the good quality of care for residents. Since my mother's death, I have been a regular volunteer at Anderson and remain impressed by the efforts the staff make to maintain a pleasant, active environment for all who live there. The area is quiet, and seems to cause virtually no disruption to people around it. For all these reasons and more, I am writing in support of the zoning efforts and project on the site now under consideration. Because:

-- In general, the property will be enhanced by the removal of older, unusable structures and replacement with something fresh and functional.

-- As our population increases, and we are living longer, it's important to be able to accommodate this growth in communities like Shoreline that are still, relatively speaking, affordable.

-- And, as we ourselves are entering our "golden years," we'd like to think we could stay in a neighborhood that was convenient to transit and had more amenities within walking distance. Those kinds of amenities (coffee shops, eateries beyond fast food etc.) are only recently becoming available.

-- Finally, it seems to me that failing to add flexibility to zoning and resisting change as the area faces an onslaught of challenges will put Shoreline at risk of deterioration, unattractive to either older people or younger ones seeking more walkable, convenient and inviting neighborhoods that serve their needs.

Sincerely,
Kathleen Triesch Saul

Sent from my iPad

APPLICANT RESPONSES TO NEIGHBORHOOD COMMENTS

ANDERSON PROPERTIES REZONE PROPOSAL

CITY OF SHORELINE PLN18 – 0043

MAY 30, 2018

The Applicant appreciates the comments that have been received from the public about the Anderson Properties Rezone Proposal (“Rezone Proposal”). The comments pose sixteen questions. The Applicant here responds to each in turn.

1. Will the Rezone Proposal have an adverse effect on the community and on neighborhood property values?

Applicant Response: The Proposal itself, because it is merely a rezone application, will have no effect on the built environment. Future development pursuant to the Rezone Proposal, if it is approved, will replace the current 50 year-old structure on the property, which has outlived its useful life, with a new development which will provide necessary services for seniors. This will in fact, strengthen the community and will likely improve the property values of neighboring properties. It has been the Applicant’s experience that property values improve when older structures which have outlived their useful life are replaced with new, contemporary structures.

2. Will the Rezone Proposal cause adverse fire safety and police availability impacts?

Applicant Response: Presently, the structure on the site does not have a fire loop installed and needs basic fire infrastructure improvements to be consistent with the current Fire Code. Any project developed pursuant to the Rezone Proposal will improve public safety by providing a new structure consistent with current Fire Code requirements. Any future redevelopment of the site will also generate revenues to the City which will enhance the City’s ability to provide fire and police services. These revenues include taxes on business/operations, real/personal property taxes and a one-time fire impact fee of roughly \$250,000 at the onset of development, in addition to the payment of approximately \$350,000 in impact fees to ease traffic impact and to enhance community parks.

3. Will the Rezone Proposal add to existing neighborhood flooding and drainage problems?

Applicant Response: The property in its current state was designed over 50 years ago, well before the adoption of current stormwater drainage codes. Any redevelopment of the Rezone Proposal property will be subject to current stormwater drainage code requirements. These requirements ensure that the new project would fully accommodate stormwater drainage for the property. Development of the property, accordingly, will only improve, not detract from, the current neighborhood stormwater problems.

4. Will the Rezone Proposal result in adverse impacts on neighborhood on-street parking availability?

Applicant Response: Any redevelopment of the property pursuant to the Rezone Proposal will accommodate all of its parking demand on site. No on-street parking will be necessary. In general, the proposed use will reduce the need for parking from what was formerly there and be much less than that of a multifamily project. Typically, the Applicant has found that for skilled nursing, a ratio of 1 parking space per bed is needed (mostly for the large number of staff that must take care of the residents) and a multifamily project usually requires 2 or more spaces per unit. Independent living, on the contrary, usually requires only .5 spaces per unit.

5. Is more senior housing truly needed in Shoreline?

Applicant Response: The market demand analysis that the Applicant has commissioned shows that at varying rent thresholds, there is a need for anywhere from 81 units to 142 units of independent living. Presently, the Applicant is targeting a range of approximately 130 units for the project that may be built on the Rezone Proposal property, in the event the Rezone Proposal is approved.

6. Will the Rezone Proposal deprive the neighborhood of needed open space and landscaping?

Applicant Response: The Shoreline Municipal Code section 20.50.460(A) requires that landscape buffers be provided when commercial properties abut or are located across a right-of-way from single family residential zones. There are also transition requirements in height that require a 25' setback from the internal property line and starting at 35' high and require an additional 10' setback for every 10' in additional height. These regulations will ensure that any future development of the Rezone Proposal property and those regulations will provide well-defined open space, landscape buffers and transitions.

7. What is the Applicant planning to develop on the Rezone Proposal property?

Applicant Response: While the Applicant's plans are not fully defined, the Applicant intends to build a retirement facility on Parcels 6163901465 and 6163901462 of the Rezone Proposal property, in the event the Rezone Proposal is approved. The Applicant has no plans to acquire or redevelop other Parcels located in the boundaries of the Rezone Proposal area, or to acquire or redevelop other lots outside of the boundaries of the Rezone Proposal area. The boundaries of the Rezone Proposal area have been defined in order to complete the redesignation of this block so that its zoning designation is consistent with the applicable Comprehensive Plan designation.

8. If the Rezone Proposal is approved, will it enable the construction of a six-story building?

Applicant Response: No, at most a five-story building could be constructed pursuant to the height limitations of the CB zone.

9. Why has this location been chosen to build senior housing?

Applicant Response: There are several reasons why this location has been chosen to build senior housing. First, there is already a senior housing facility at this site, which is the Anderson Plaza assisted living facility. Adding an additional facility will create opportunities of scale and the opportunity for the operator to efficiently enhance services. Further, experience has shown that Seniors thrive most in communities where they can “age in place,” beginning their stay in independent living, and then having the opportunity to transition to facilities with higher levels of care as they age. The Applicant envisions, in the event the Rezone Proposal is approved, that the site as improved with a new structure will then afford residents the ability to transition over to an assisted living facility on the same site. They would have continuity of care. This site, with its existing facility and with the opportunity to construct a new facility, is well suited for such an “aging in place” community.

10. Will the Rezone Proposal cause traffic problems?

Applicant Response: Traffic studies have demonstrated that the traffic generated on a per unit basis by a senior living facility is substantially less than what is expected from multifamily or commercial uses. For example, according to the 8th Edition of the Institute of Transportation Engineers Trips Generation report, an apartment building on a per dwelling unit basis, generates 6.65 trips during the weekday that end at the apartment location. Independent living, on the other hand, generates 2.02 trips, which is 70% less than a multifamily project. Moreover, any redevelopment of the Rezone Proposal property will be required to complete a site-specific traffic analysis to confirm that adverse traffic impacts, if any, are disclosed and, if necessary, mitigated.

11. How can the neighborhood be assured that the Applicant will in fact develop the Rezone Proposal property for a senior living facility?

Applicant Response: It is correct that the Applicant cannot guarantee that the Rezone Proposal property will be redeveloped for a retirement facility. Market and other factors may result in other types of uses for the property. With that said, the Applicant has invested millions of dollars to renovate the existing facility on the property and is highly incentivized to expand that use to the south. It is also to be noted that if the Rezone Proposal is approved, any other use of the property would be subject to applicable regulations which require landscaping and transition buffering and building tiering and would themselves also undergo environmental review.

12. How are the impacts of a retirement living facility different from those of a multifamily project such as Polaris?

Applicant Response: Polaris, which is an all-age multifamily project, generates traffic, noise and other impacts that result from the younger demographic of that type of project. A senior living facility causes many fewer impacts. In the event the Rezone Proposal is approved, any site-specific senior living proposal will undergo environmental review and its impacts will be measured and mitigated.

13. How will the Rezone Proposal affect access to and what will be its parking impacts on 13th and 14th streets?

Applicant Response: Should the Rezone Proposal be approved, and a senior living facility constructed on the site, the facility will have a monument sign that clearly depicts its entrance, which will be located off 15th Ave NE. As for parking, senior living facilities typically generate approximately 75% less parking demand compared with all-age multifamily projects. Moreover, any retirement facility constructed pursuant to the Rezone Proposal will provide on-site parking sufficient to accommodate its demand.

14. Will the Rezone Proposal result in the loss of the existing trees on the southern border of the property?

Applicant Response: The Applicant's goal will be to preserve as many of the existing trees on the property as possible. The Shoreline Code will require Type I landscape screening at this location. Preservation of the existing trees on the property will therefore not only be beneficial for both the Applicant and the neighbors, but it will help fulfill Code requirements.

15. Will the Rezone Proposal result in a full-block development?

Applicant Response: It would currently be impracticable to construct a full-block development. The Parfitt family owns several of the neighboring parcels that are encumbered by long term ground leases with existing tenants. The Applicant has no intention to acquire any additional parcels. In the event the Rezone Proposal is approved, the Applicant's redevelopment plans will be limited to the two southernmost parcels of the Rezone Proposal property.

16. Is the Rezone Proposal consistent with Shoreline's Vision, Mission and Values?

Applicant Response: The Rezone Proposal is fully consistent with Shoreline's Vision, Mission and Values. The Rezone Proposal implements the Comprehensive Plan. The Rezone Proposal will enable the property to be developed for senior housing, which is insufficiently available in the City. Any development pursuant to the Rezone Proposal will serve the City's Seniors, add more employment opportunities in addition to the 60 local citizens the applicant already employs on the site, and will pay local taxes that will generate revenue to provide needed municipal services for Shoreline's citizens.

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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SHORELINE

In the Matter of:

File No: **PLN 18-0043**

WINTERS – PROPOSED REZONE

From a decision by the Department of Planning
and Development.

MEMORANDUM OF APPLICANTS

INTRODUCTION

PAR Three, LLC, Sante Shoreline ALF Real Co, LLC, Parfitt Family LTD Partnership, and Anderson Family Properties (collectively, “Applicants”) respectfully ask the Hearing Examiner to recommend to the City Council that their properties, located at 17414 12th Ave NE, 17201 15th Ave NE, 17127 15th Ave NE, 17062 12th Ave NE, (collectively, “Properties”) be rezoned from their current R-24 and R-48 designations to CB (“Rezone Proposal”). The Properties are contiguous. The remainder of the block between 175th NE Street to the north, 15th Avenue NE to the east, and 12th Avenue NE to the west, is already zoned CB. The Properties have been designated for community commercial and high residential density uses in the City’s Comprehensive Plan since at least 1998. The Properties’ R-24 and R-48 residential-predominant zoning therefore has been inconsistent with the Comprehensive Plan designation of the Properties for at least 20 years. The Growth Management Act (“GMA”) requires jurisdictions

McCULLOUGH HILL LEARY, P.S.

701 Fifth Avenue, Suite 6600
Seattle, WA 98104
206.812.3388
206.812.3389 fax

1 such as Shoreline to make their development regulations consistent with the Comprehensive
2 Plan. RCW 36.70A.040(3)(d); RCW 36.70A.120. The Rezone Proposal is therefore a non-
3 project action that is required to be taken to bring the Properties into alignment with the
4 Comprehensive Plan, pursuant to GMA. In addition, as explained in this Memorandum, the
5 Rezone Proposal fully complies with each of the rezone decision criteria set forth at SMC
6 20.30.320.
7

8 **THE GROWTH MANAGEMENT ACT**

9 The Rezone Proposal is a non-project action designed to bring the Properties into a state
10 of consistency with their Comprehensive Plan designation. The City has an unambiguous
11 obligation under the GMA, therefore, to approve the Rezone Proposal.
12

13 At RCW 36.70A.040(3), the Legislature imposed an obligation on each county with a
14 population of fifty thousand or more (clearly including King County), “to adopt a comprehensive
15 plan under this chapter and development regulations that are consistent with and implement the
16 comprehensive plan...” At RCW 36.70A.120, the Legislature reiterated this obligation: “Each
17 county and city that is required... to plan under RCW 36.70A.040 shall perform its activities...
18 in conformity with its comprehensive plan.”
19

20 The Washington Supreme Court, in *Woods v. Kittitas County*, 162 Wn.2d 587, 609
21 (2007) has itself reconfirmed this unambiguous obligation of counties and cities: “The GMA
22 requires counties [and cities] to adopt development regulations that are ‘consistent with and
23 implement the comprehensive plan.’ RCW 36.70A.040(3)(d), (4)(d). ‘Development
24 regulations’ include, but are not limited to, zoning ordinances.’ Former RCW 36.70A.030(7)
25 (1997).”
26
27
28

1 Because the current Comprehensive Plan designation of the Properties is for community
2 commercial and high density residential uses, which designation is inconsistent with the current
3 residential-predominant R-24 and R-48 zoning designation of the Properties, the City
4 accordingly has an unambiguous obligation to rezone the Properties from their existing
5 residential-predominant land use designations to CB.
6

7 **CITY OF SHORELINE REZONE DECISION CRITERIA**

8 Even if the City did not have an unambiguous obligation under GMA to rezone the
9 Properties, the Rezone Proposal also meets each of the City’s SMC 20.30.320 Rezone Decision
10 Criteria. It should be approved for that reason as well.
11

12 SMC 20.30.320 requires the Applicants to satisfy five criteria in order to be entitled to
13 obtain a rezone of the Properties. This Memorandum addresses here each of the five in turn.

14 a. The rezone is consistent with the Comprehensive Plan:

- 15 • In accordance with the Future Land Use Map of the Comprehensive Plan adopted
16 by Ordinance 649 on December 10, 2012, all four sites are designated Mixed Use
17 2 (indeed, the Properties have been designated for commercial and high density
18 residential uses at least since 1998), which “encourages the development of
19 walkable places with architectural interest that integrate a wide variety of retail,
20 office, and service uses, along with form-based maximum density residential
21 uses”...”except it is not intended to allow more intense uses, such as
22 manufacturing and other uses that generate light, glare, noise, or odor that may be
23 incompatible with existing and proposed land uses.” Presently, each of the
24 Properties is zoned as either R-24 or R-48, which is a residential-predominant
25 zoning classification. The rezone to a CB zone within the Mixed Use 2
26
27
28

1 Comprehensive Plan designation is consistent with the Comprehensive Plan.

2 Retaining the current residential-predominant zoning classification would be
3 inconsistent with the Comprehensive Plan.

4 b. The rezone will not adversely affect the public health, safety or general welfare:

- 5 • The rezone to a CB zone consistent with a Mixed Use 2 designation will in fact
6 tend to improve, not adversely affect, the public health, safety and general
7 welfare. According to Figure HA-2 of the 2012 Comprehensive Plan, the
8 percentage of dwelling units that were designated as Multifamily (“MF”) for the
9 City of Shoreline was 23.2%, compared to almost 73% for single family
10 residences (“SFR”). When compared to other nearby urban communities, the
11 census mix for MF is below average. A CB zoning designation with greater
12 density and multifamily uses helps to serve this under-met MF demand. As part
13 of future development for the property, needed frontage improvements will be
14 developed, improving walkability to local businesses. In addition, there is
15 frequent transit service on 175th at present, and light rail is slated for future
16 development at 185th.

17 c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan:

- 18 • As outlined in responses to both a. and d., a rezone to a CB classification provides
19 total continuity with the properties immediately adjacent to the north and east and
20 accomplishes the City’s Comprehensive Plan goal of a Mixed Use 2 designation.

21 d. The rezone will not be materially detrimental to uses or property in the immediate
22 vicinity of the subject rezone:
23
24

- The properties to the north and east of the four parcels are all presently zoned CB and would provide a seamless transition as part of the rezone. To the west and south of the parcels, zoning is presently R-6, low density residential and is designated to remain low density pursuant to the Comprehensive Plan currently in effect. As noted in the Comprehensive Plan under Land Use Goals and Policies, under LU9, “Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions”. When site specific development plans are developed, both neighboring architecture and neighborhood involvement will be taken into consideration so that this criterion can be met. The CB zoning code requirements themselves impose significant transition requirements, as shown on Exhibit A to this memorandum. The CB code requires a minimum initial 65’ separation across rights of way, and imposes ten foot additional setbacks for each ten feet of additional height above 35’. It imposes a 25’ minimum initial setback from abutting properties, a 25’ additional setback for any portion of the structure above 35’, and additional 10’ setbacks for each 10’ of height above 45’.

Further, given the proximity of the Properties to local businesses that provide dining amenities (Ichi Bento, Peking House, Leenas Café, etc), grocery shopping (Safeway) and drug store availability (Walgreens, Safeway), the proposed rezone to a higher density will help support these local businesses. Approval of the rezone furthers policy goal H2, which directs the City to incentivize residential development in commercial zones, especially those with close proximity to transit and to support local business.

1 e. The rezone has merit and value for the community:

- 2 • In the event the Rezone Proposal is approved, the owner of the properties at
3 17127 15th NE and 17062 12th NE intends to pursue the development of a high
4 density residential structure on the two southernmost parcels of the Rezone
5 Proposal Properties, with a focus on senior housing. Presently, these two parcels
6 consist of an outdated and vacant former nursing home. Should the Rezone
7 Proposal be approved, these parcels would be converted to a high density (likely
8 130 units) of independent living to provide a continuum of care with the existing
9 assisted living facility on site. Due to the age and construction constraints of the
10 existing structures, they are not suitable for rehabilitation or repurposing. A
11 continuum of care would provide a variety of living options to the community of
12 Shoreline as its seniors continue to age. In fact, aside from one community in the
13 city limits, there are no other locations or senior housing providers within the City
14 of Shoreline that can provide a setting where seniors can stay in one location and
15 successfully age from an independent setting all the way to an acute, long term
16 care provider.
17

18 Senior housing construction in King County alone has averaged approximately
19 464 new units per year over the last twelve years being put into service (National
20 Investment Center). Adoption of the Rezone Proposal, which will provide the
21 opportunity to develop a high density senior housing proposal, will further
22 Comprehensive Plan Policy Goal H VI (encourage and support a variety of
23 housing opportunities for those with special needs, specifically older adults and
24 people with disabilities), H25 (encourage, assist and support social and health
25
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1 service organizations that offer housing programs for targeted populations) and
2 H27 (support opportunities for older adults and people with disabilities to remain
3 in the community as their housing needs change, by encouraging universal design
4 or retrofitting homes for lifetime use).


5
6
7 **CONCLUSION**

8 Applicants have satisfied all the criteria for a rezone approval. They respectfully ask the
9 Hearing Examiner to recommend approval of the Rezone Proposal to the Shoreline City Council.

10 Dated this 4th day of June, 2018.

11 Respectfully submitted,

12
13 McCULLOUGH HILL LEARY PS

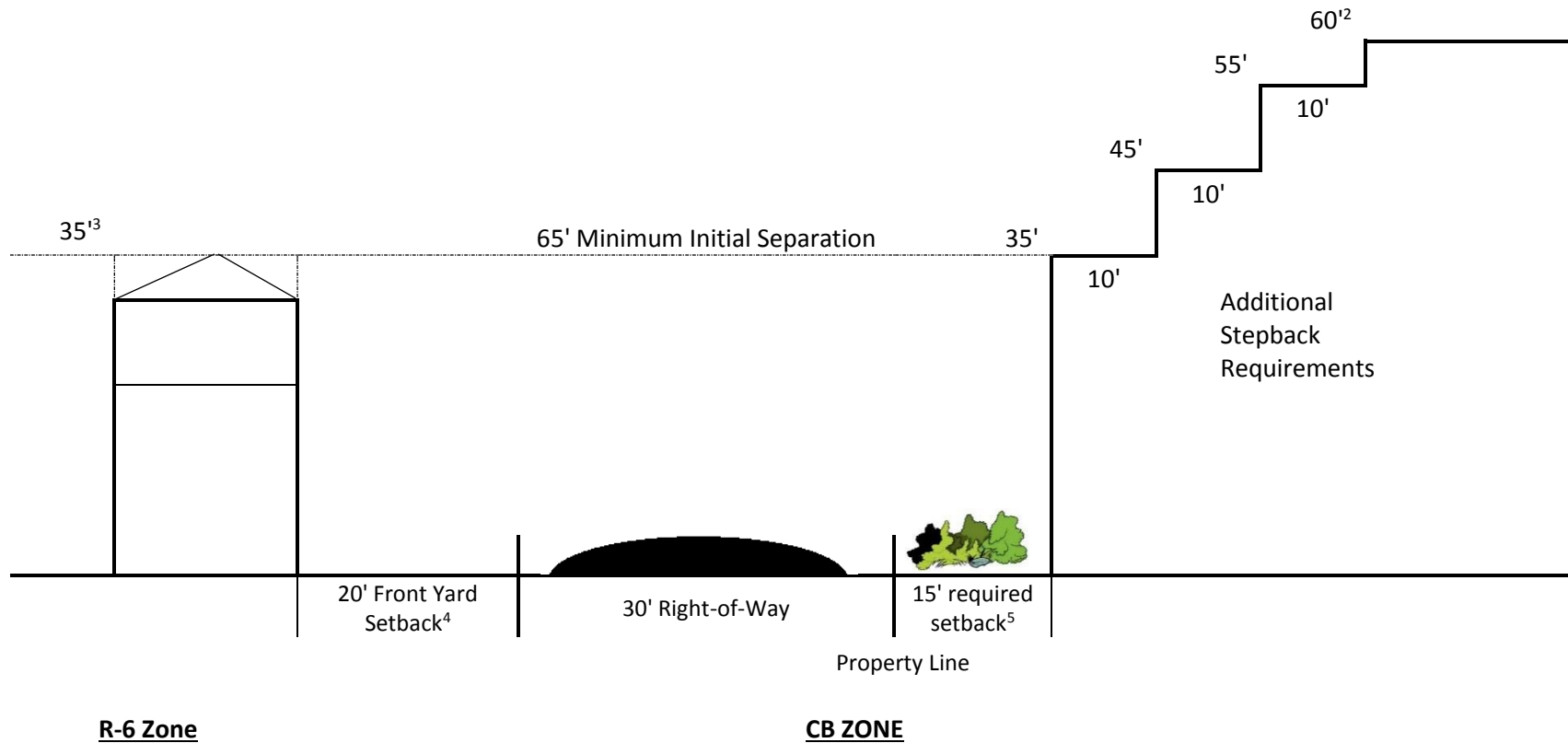
14 
15 _____
16 G. Richard Hill, WSBA #8806
17 *Attorney for Applicants*

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28 **McCULLOUGH HILL LEARY, P.S.**

701 Fifth Avenue, Suite 6600
Seattle, WA 98104
206.812.3388
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EXHIBIT A

Required Setbacks From Across Rights-of-Way¹



¹ Table 20.50.020(3), Dimensions for Development in Commercial Zones (defining setbacks in Community Business zone); SMC 20.50.021.A, Transition Areas (requiring additional setbacks for development abutting or directly across street rights-of-way from R-6 zones).
² SMC 20.50.021.A, Transition Areas.
³ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones (35' allowance for homes with pitched roofs).
⁴ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones.
⁵ Table 20.50.020(3), Footnote 2. Dimensions for Development in Commercial Zones (Front yard setbacks when in transition areas and across rights-of-way).

Required Setbacks from Abutting Property⁶



⁶ Table 20.50.020(3), Dimensions for Development in Commercial Zones (defining setbacks in Community Business zone); SMC 20.50.021.A, Transition Areas (requiring additional setbacks for development abutting R-6 zones).

⁷ SMC 20.50.021.A, Transition Areas (requiring incremental setbacks up to base height).

⁸ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones (35' allowance for homes with pitched roofs).

⁹ SMC 20.50.021.B, Transition areas, Type I landscaping and eight-foot fence required.

¹⁰ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones.

¹¹ Table 20.50.020(3), Footnote 2. Dimensions for Development in Commercial Zones

The Seattle Times

City of Shoreline Planning & Comm D
Accounts Payable
17500 Midvale Ave N

Shoreline, WA 98133-4905

Re: Advertiser Account # 100164
Ad #: 824877

Agency Account #: 0
Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	07/17/18

Agent Ayan Abshir Signature Ayan Abshir

Subscribed and sworn to before me on JULY 17, 2018
DATE

Debbie Collantes Debbie Collantes
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

DEBBIE COLLANTES Notary Public State of Washington My Appointment Expires Feb 15, 2022
--

The Seattle Times

Re: Advertiser Account # 100164

Ad #: 824877

Agency Account #: 0

Agency Name:

AD TEXT

The City of Shoreline Notice of
Public Hearing of the Hearing Examiner
Applicant, Application No. and Permit Requested:
Jordan Winters, PLN18-0043

Location & Description of Project: 17127 and
17201 15th Avenue NE and 17414 and 17062 12th
Avenue NE, Shoreline, WA 98155. The applicant
has requested to rezone four parcels from Resi-
dential-24 units per acre (R-24) and Residential-48
units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral
and/or written comments regarding the above
project at an open record public hearing. The
hearing is scheduled for Tuesday, July 31, 2018 at
6:00 pm in the Council Chamber at City Hall 17500
Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation
should contact the City Clerk at (206) 801-2230 in
advance for more information. For TTY telephone
service call (206) 546-0457. Each request will be
considered individually, according to the type of
request, the availability of resources, and the fi-
nancial ability of the City to provide the requested
services or equipment.



17000 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500

DECLARATION OF MAILING

I, Trevor Elliott, declare the following:

I am over the age of 18, a resident of Washington State and have no interest in the proposal described in the attached notice. I certify that I mailed a true and correct copy of the attached notice to recipients on the attached list, postage prepaid, on July 17th, 2018.



Signature

Dated this 18th day of July, 2018 at Shoreline, Washington.

Project #: PN18-0043



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Attachment B

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7148700100
MUNRO PETER+VICTORIA A ROTT
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Kenmore, WA 98028-4967

6163900803
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Port Ludlow, WA 98365-9513

6163900610
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Seattle, WA 98127-1911

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Seattle, WA 98115-4221

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6163900970
HUANG HANGYU+LEI YU
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Kenmore, WA 98028-7417

6163901440
HEBERT JOSEPH G
19715 35th Ave NE
Lake Forest Park, WA 98155-2617

6163900621
CHENG BEIBEI+WANG RENZHONG
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Redmond, WA 98052-4832

6163901521
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Scottsdale, AZ 85251-2031

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Seattle, WA 98178-2614

6163901350
MONTEREY LLC
PO Box 55134
Seattle, WA 98155-0134

6163900780
PACIFIC CREST REAL ESTATE
200 1st Ave W Ste 520
Seattle, WA 98119-4298

6163901364
RYDER NICK
5021 27th Ave S
Seattle, WA 98108-2025

6163901322
WILSON MARK W
15868 SW PEARCH
CROOKED RIVER RANCH, OR 97760

6163900626
SUN BENJAMIN
943 Glen St
Edmonds, WA 98020-2947

6163901453
KEENEY GEORGE
6115 NE 195th PI
Kenmore, WA 98028-3200

6163901283
WANG HAICHEN
MINKANG HUTONG COURTYARD 30
NEW YORK, NY 10003

6163901560
SANTE SHORELINE ALF REAL CO
1220 20th St SE # 310
Salem, OR 97302-1205

5589300045
BLATTNER JAMES E+ALICE D
11721 Palatine Ave N
Seattle, WA 98133-8109

5589300005
KELSEY HOUSE APTS LLC
10002 Aurora Ave N Ste 36
Seattle, WA 98133-9348

4433200040
NGADISASTRA IRWAN W+KELSIE
13054 35th Ave NE
Seattle, WA 98125-4510

6163901500
PARFITT FAMILY
1620 Broadway Ste 201
Seattle, WA 98122-2564

6163900791
PAISLEY GREGG E
4911 EAST HIGHWAY 3
SHELTON, WA 98584

7148700135
SHORELINE RESIDENT
17018 14th Ave NE
Shoreline, WA 98155-5124

6163900627
SHORELINE RESIDENT
17512 12th Ave NE
Shoreline, WA 98155-3715

6163901443
SHORELINE RESIDENT
17015 12th Ave NE
Shoreline, WA 98155-5113

7148700005
SHORELINE RESIDENT
17003 13th Ave NE
Shoreline, WA 98155-5121

6163901292
SHORELINE RESIDENT
17126 10th Ave NE
Shoreline, WA 98155-5104

7148700105
SHORELINE RESIDENT
17025 14th Ave NE
Shoreline, WA 98155-5123

5589300295
SHORELINE RESIDENT
1535 NE 171st St
Shoreline, WA 98155-6022

7148700050
SHORELINE RESIDENT
17010 13th Ave NE
Shoreline, WA 98155-5122

7148700070
SHORELINE RESIDENT
17036 13th Ave NE
Shoreline, WA 98155-5122

4433200010
SHORELINE RESIDENT
17524 12th Ave NE Apt A
Shoreline, WA 98155-3767

6163901462
SHORELINE RESIDENT
17201 15th Ave NE
Shoreline, WA 98155-5129

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SHORELINE RESIDENT
17050 13th Ave NE
Shoreline, WA 98155-5122

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SHORELINE RESIDENT
17529 15th Ave NE
Shoreline, WA 98155-3801

6163901490
SHORELINE RESIDENT
PO Box 55117
Shoreline, WA 98155-0117

6163900975
SHORELINE RESIDENT
17521 12th Ave NE
Shoreline, WA 98155-3714

5589300160
SHORELINE RESIDENT
17018 15th Ave NE
Shoreline, WA 98155-5126

6163900972
SHORELINE RESIDENT
1116 NE Serpentine Pl
Shoreline, WA 98155-3721

6163901381
SHORELINE RESIDENT
17231 12th Ave NE
Shoreline, WA 98155-5115

4024101171
SHORELINE RESIDENT
PO Box 65026
Shoreline, WA 98155-9026

5589300050
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1540 NE 171st St
Shoreline, WA 98155-6023

6163901370
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17415 12th Ave NE
Shoreline, WA 98155-5119

6163900976
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17554 11th Ave NE
Shoreline, WA 98155-3711

7148700045
SHORELINE RESIDENT
17002 13th Ave NE
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1524 NE 171st St
Shoreline, WA 98155-6023

7148700155
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17029 11th Ave NE
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6163901410
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17054 11th Ave NE
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6163900622
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1511 NE 171st St
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6163901411
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1832 NE Serpentine Pl
Shoreline, WA 98155-5229

6163901360
SHORELINE RESIDENT
1103 NE 175th St
Shoreline, WA 98155-5133

7148700035
SHORELINE RESIDENT
2120 NE 175th St
Shoreline, WA 98155-5223

6163901323
SHORELINE RESIDENT
17235 11th Ave NE
Shoreline, WA 98155-5111

5589300140
SHORELINE RESIDENT
1537 NE 172nd St
Shoreline, WA 98155-6028

4433200050
SHORELINE RESIDENT
17526 12th Ave NE Apt C
Shoreline, WA 98155-3768

6163901403
SHORELINE RESIDENT
17204 11th Ave NE
Shoreline, WA 98155-5112

4024101121
SHORELINE RESIDENT
1533 NE 175th St
Shoreline, WA 98155-5212

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17051 13th Ave NE
Shoreline, WA 98155-5121

6163901330
SHORELINE RESIDENT
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Shoreline, WA 98155-5111

7148700020
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Shoreline, WA 98155-5121

6391410010
SHORELINE RESIDENT
17404 10th Ave NE
Shoreline, WA 98155-5108

6163901332
SHORELINE RESIDENT
1017 NE 175th St
Shoreline, WA 98155-5131

6163901392
SHORELINE RESIDENT
PO Box 55304
Shoreline, WA 98155-0304

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SHORELINE RESIDENT
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Shoreline, WA 98155-6028

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Shoreline, WA 98155-5109

6163901281
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Shoreline, WA 98155-5123

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SHORELINE RESIDENT
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Shoreline, WA 98155-3767

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Shoreline, WA 98155-5133

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PO Box 55576
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SHORELINE RESIDENT
19245 Ashworth Ave N
Shoreline, WA 98133-3618

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1021 NE 175th St
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Shoreline, WA 98155-5112

6391410020
SHORELINE RESIDENT
17408 10th Ave NE
Shoreline, WA 98155-5108

6838600010
NORTH CITY FAMILY APARTMENT
120 W Cataldo Ave Ste 100
Spokane, WA 99201-3211

5589300035
ANDERSON MICHELE
57853 GODLEY RD
UNION, OR 97883

4024101140
GENUARDIS FAMILY MARKETS LP
1371 Oakland Blvd Ste 200
Walnut Creek, CA 94596-8408

6137400005
PAR THREE LLC
18390 NE 192nd St
Woodinville, WA 98077-8279

NAN SKINNER
18539 8TH Ave NE
Shoreline, WA 98155

PATTY HALE
16528 8th Ave NE
Shoreline, WA 98155



Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Winters, PLN18-0043 Rezone

Location & Description of Project: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. **The hearing is scheduled for Tuesday, July 31, 2018 at 6:00 pm in the Council Chamber at City Hall (17500 Midvale Avenue N, Shoreline, WA).**

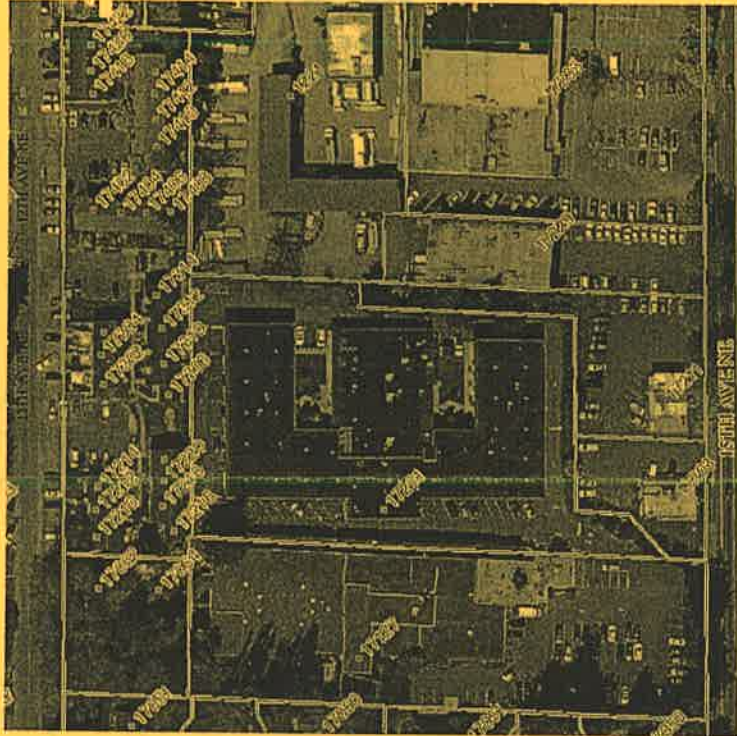
Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

NOTICE OF DISCLOSURE

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

Site Plan

17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE



Vicinity Map



To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.

Rezone Application PLN18-0043

Hearing Examiner Public Hearing

July 31, 2018

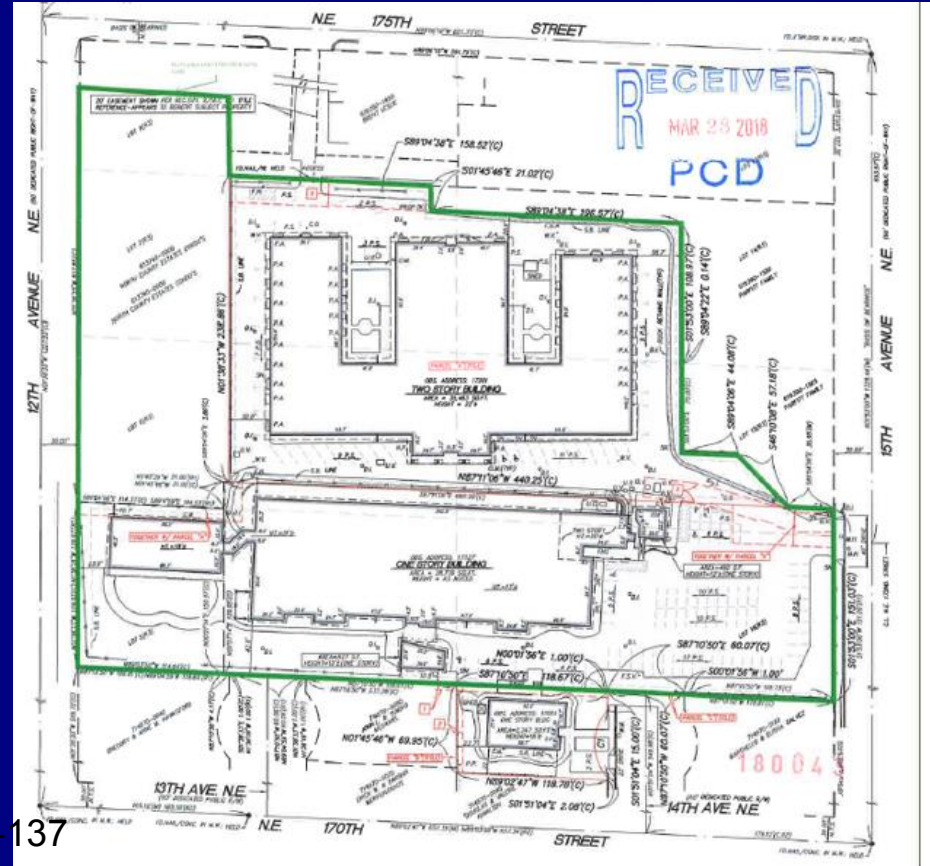


Application/Project Description

- The applicant requests a rezone of four parcels from Residential 24 units per acre (R-24) and Residential 48 units per acre (R-48) to Community Business.

Site

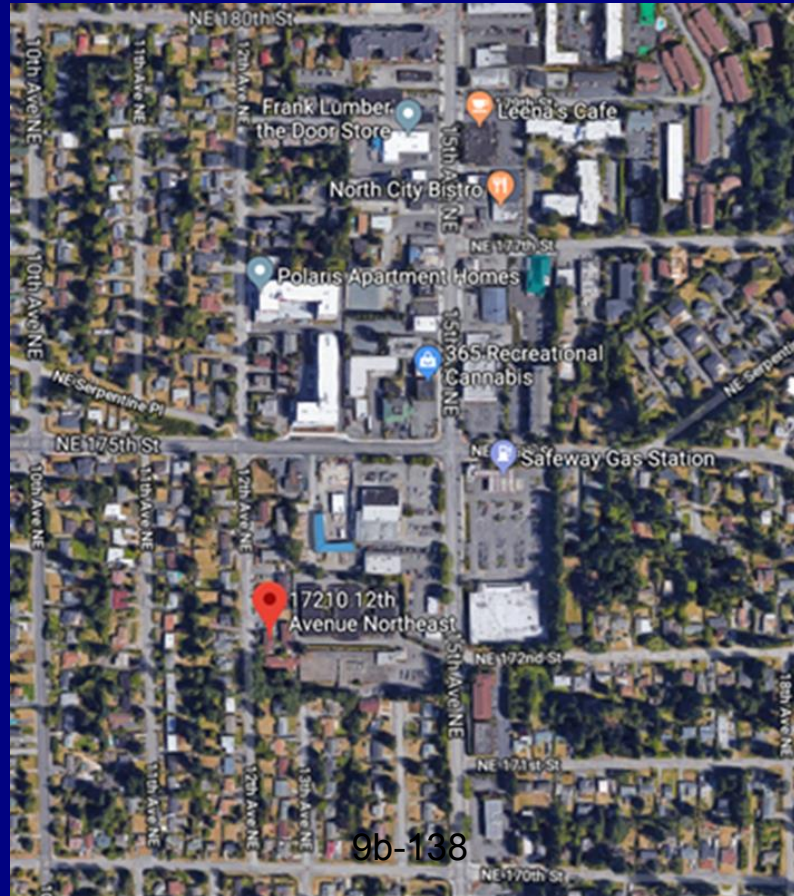
Attachment B



9b-137

Vicinity

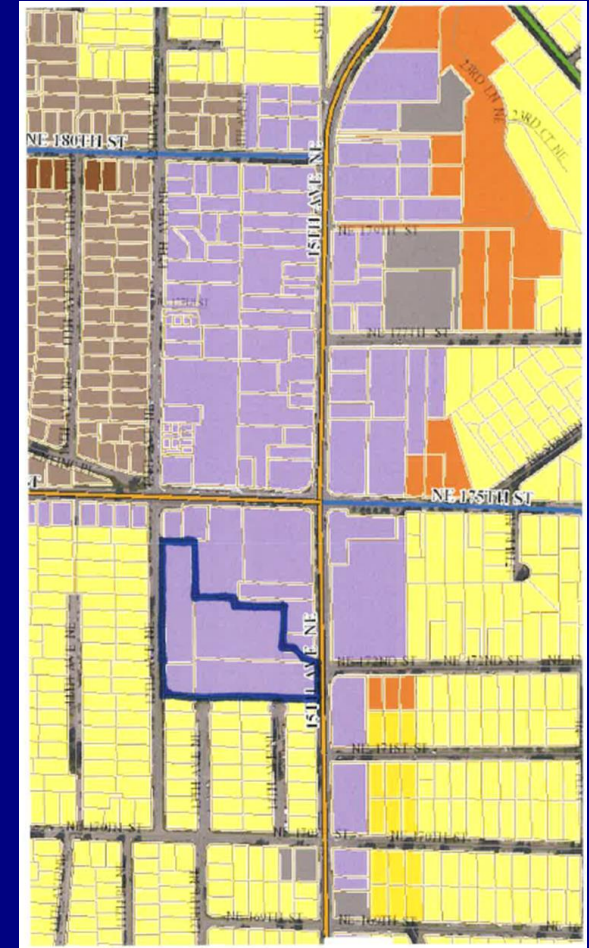
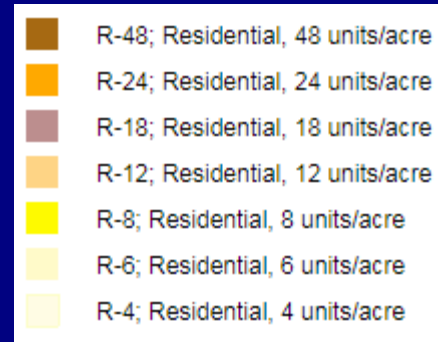
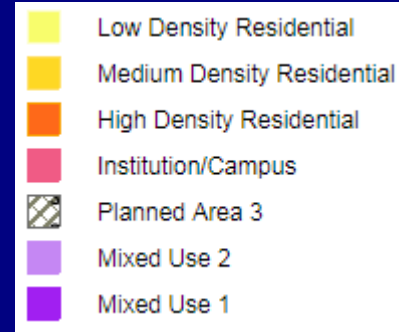
Attachment B



Zoning & Comprehensive Plan

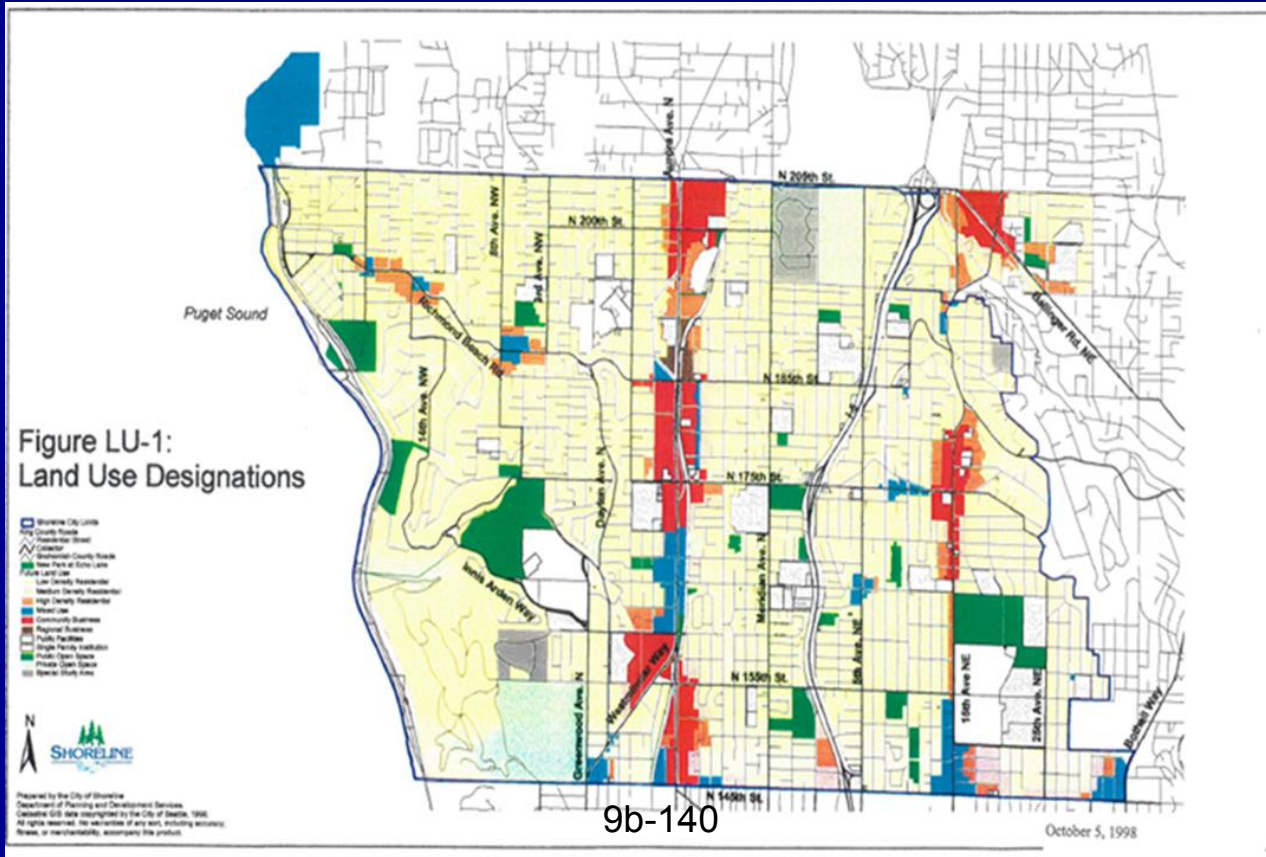
Attachment B

Designations



1998 Comp Plan Designation

Attachment B



Critical Areas Map

Attachment B



Percent Slope

Percent Slope, 2001

- 0 - 15
- 15.1 - 40
- > 40

Process History

- Neighborhood Meeting: March 27, 2018
- Application Submitted: March 28
- Notice of Application: April 25
- Amended DNS: June 14
- Notice of July 31 public hearing: July 17

Transition Standards *Attachment B*

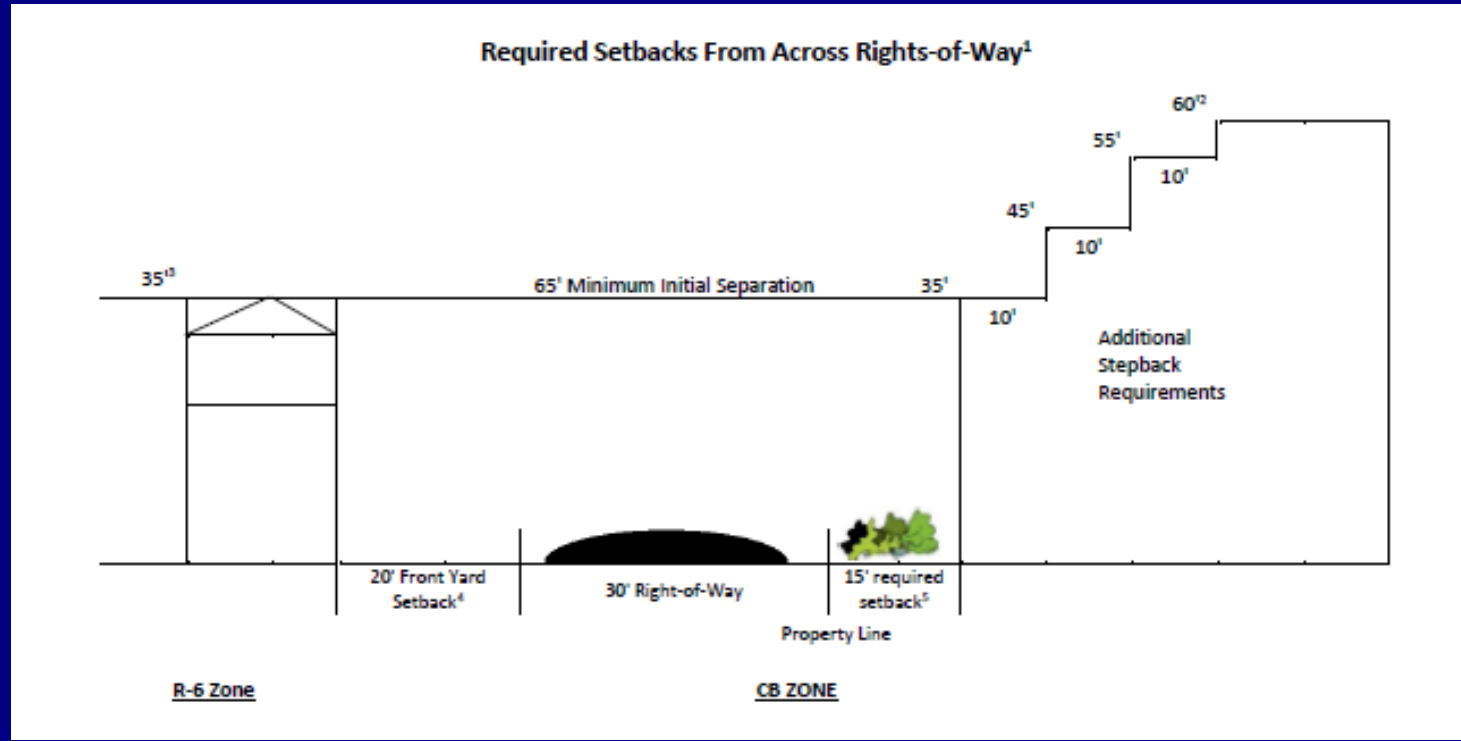
Table 20.50.020(3)- Dimensions for Development in Commercial Zones

Additional Standards
in 20.50.021- Transition areas
& 20.50.490- Landscaping
along interior lot line

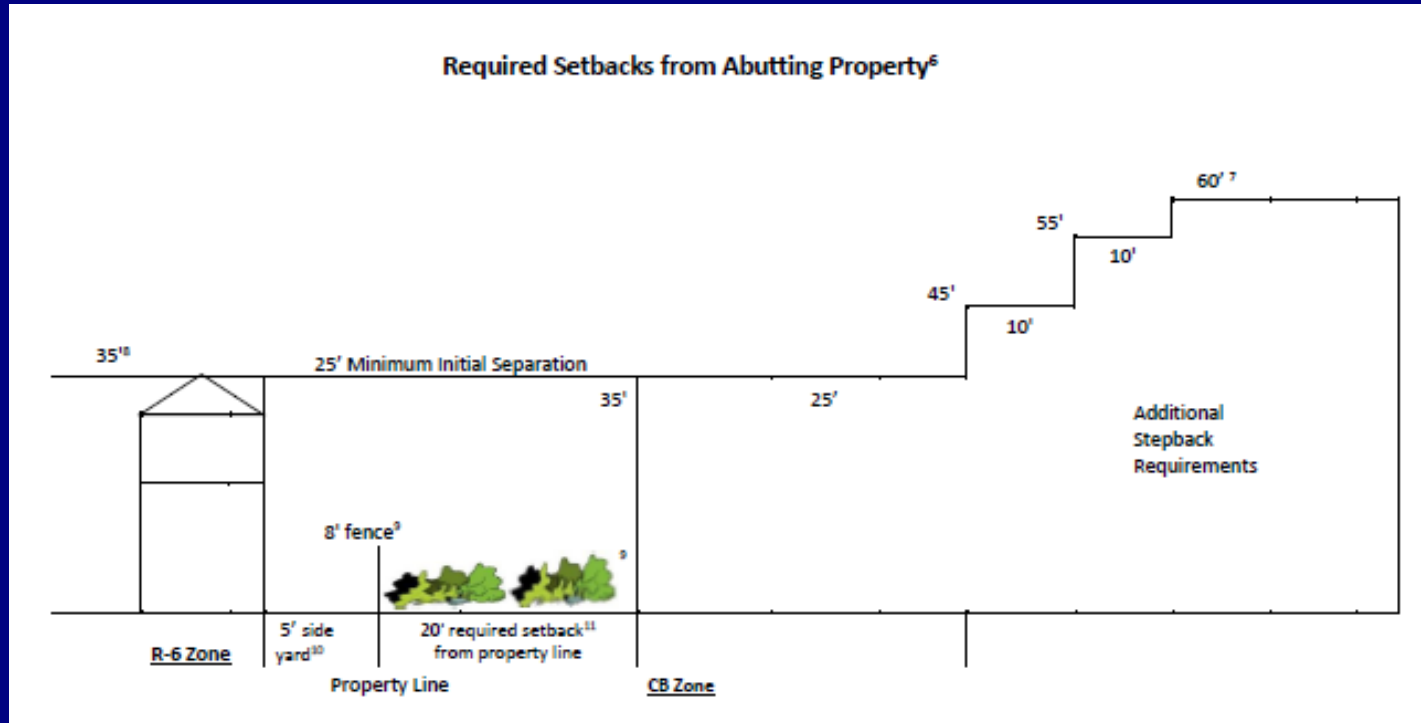
Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft	70 ft	70 ft
Hardscape (4) 9b-143	85%	85%	95%	95%



Transition Standards Illustrated



Transition Standards Illustrated



Decision Criteria

- Decision criterion that the Hearing Examiner must examine for a rezone is set forth in SMC 20.30.320(B). 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* Attachment B

The Comprehensive Plan designation of the site is Mixed Use 2. Community Business is an implementing zone for this designation.

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.



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

- The rezone will not introduce a use that cannot already be developed on the site.
- Redevelopment will comply with current standards, including improved storm-water and sidewalk requirements.

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

- Comprehensive Plan policies support additional density near transit and retail, housing choice, infill development, and transition from higher to lower intensity uses.
- Current zoning is not consistent with MU2 designation, proposed zoning would achieve consistency.

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

- Transition will be governed through design standards, rather than zoning.
- Redevelopment that complies with current building, energy, and development codes and housing market trends would be unlikely to reduce value of neighboring properties.

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

- The potential for additional housing options near transit and retail, which complies with updated codes, upgrades sidewalks, and pays impact fees has merit and value for the surrounding neighborhood and the greater Shoreline community.
- Additional senior housing and continuum of care options are an identified need for Shoreline's aging population.

Recommendation

Staff recommends approval of Rezone
Application PLN18-0043.

Next Steps

- Council Study Session- September 10, 2018
- Council Action- September 24, 2018

June 7, 2018
Miranda Redinger, Senior Planner
Shoreline Planning and Community Development
17500 Midvale Ave N
Shoreline, WA 98133-4905

Re: Winters Rezone Application
PLN 18-0043

Dear Ms. Redinger:

I have been asked to comment on the Winters Rezone Application, PLN 18-0043. I am director of the Shoreline Lake Forest Park Senior Center, located in Shoreline at 18560 1st Ave NE. **Our Center** offers a variety of activities that engage adults age 50+ to participate in recreational, social, health, educational, and nutritional services.

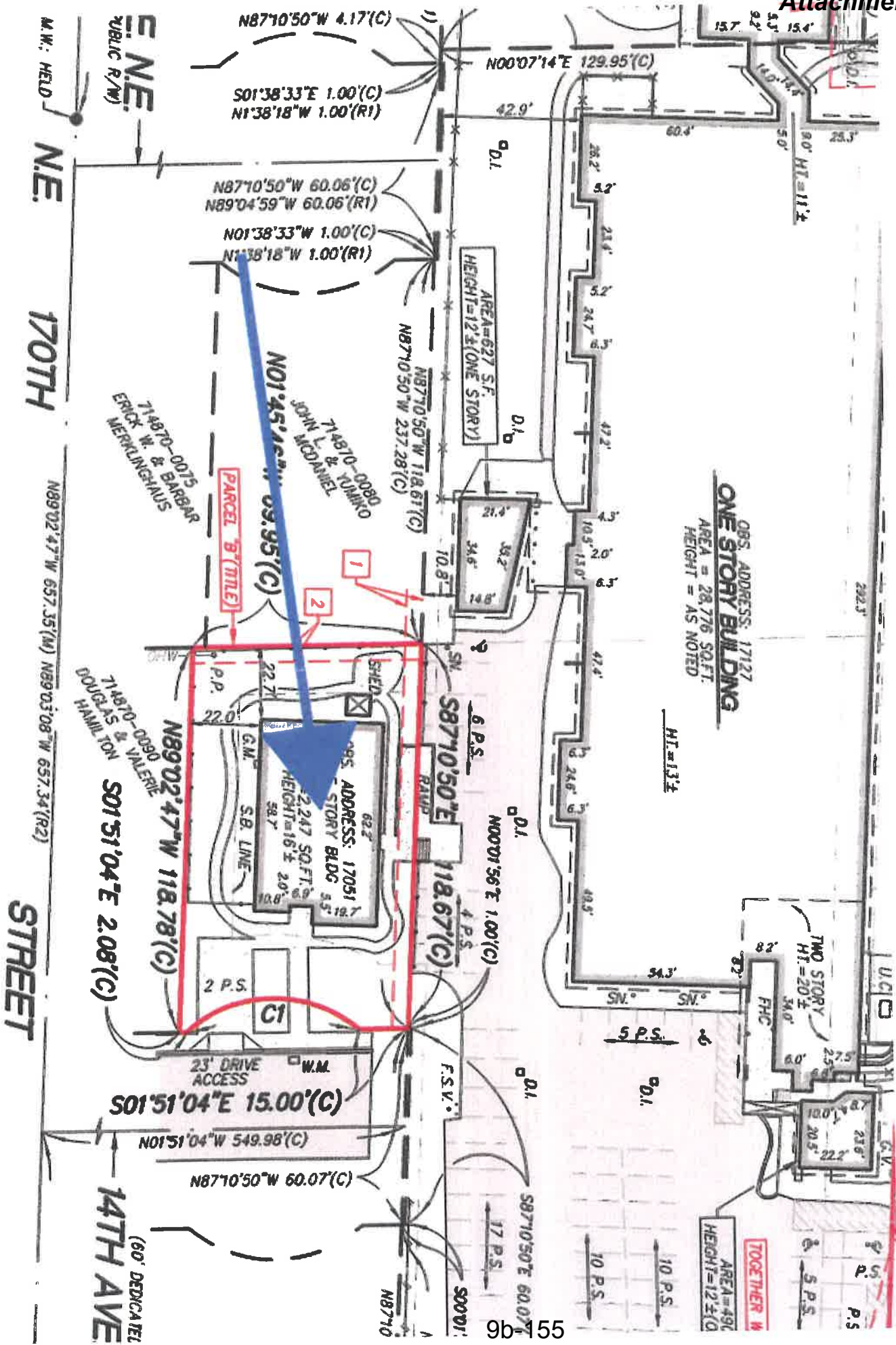
I understand that there is a pending rezone application for property located at 17062 12th Avenue NE one of the purposes of which is to allow a portion of the rezone property to increase its residential density to allow for the possibility of developing approximately 130 units of senior housing.

I have reviewed relevant portions of the Staff Report that has been prepared for the Hearing Examiner who will consider the rezone application. I can confirm the discussion at pp. 12 and 13 of the Staff Report about the importance of providing adequate senior housing living opportunities in the City. The Staff Report cites the statistic that Shoreline has the second largest percent of people 65 and older among King County cities. At the Center, we see residents from many neighborhoods who over time will be aging out of their single-family homes and will need opportunities for independent living, assisted living, and skilled nursing care. I am of the opinion that providing “aging in place” facilities in Shoreline will provide options for the City’s Seniors that may not otherwise be available.

Sincerely,



Robert Lohmeyer
Director
Shoreline LFP Senior Center



Attachment B

Tax Parcel: 6163901500
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620
Broadway Ste 201
Site Address:
Lot Sq. Ft: 9,200

Tax Parcel: 6163901502
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620 Broadway Ste 201
Site Address: 1211 NE 175TH ST
Lot Sq. Ft: 13,500

Post Office
Shoreline Development (Wolfe)

Tax Parcel: 6163901541
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620
Broadway Ste 201
Address: 17229 15TH AVE
Lot Sq. Ft: 18,616

Tax Parcel: 6163901490
Taxpayer: BRENT LESLIE
Taxpayer Address: PO Box 55117
Site Address: 1221 NE 175TH ST
Lot Sq. Ft: 61,309

Tax Parcel: 6163901550
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620
Broadway Ste 201
Address: 17211 15TH AVE NE
Lot Sq. Ft: 19,733

Tax Parcel: 6137400000
Taxpayer: Multiple taxpayers
(condominium complex).
Taxpayer Address:
Site Address: 17414 12TH
AVE NE
Lot Sq. Ft: 56,974

Tax Parcel: 6163901565
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620 Broadway
Ste 201
Site Address: 17203 15TH AVE NE
Lot Sq. Ft: 10,497

Tax Parcel: 6163901462
Taxpayer: ANDERSON FAMILY
PROPERTIES
Taxpayer Address: 17201 15th Ave NE
Site Address:
Lot Sq. Ft: 14,820

1,275.8
Tax Parcel: 6163901560
Taxpayer: SANTE SHORELINE ALF REAL CO
Taxpayer Address: 1220 20th St SE # 310
Site Address: 17201 15TH AVE NE
Lot Sq. Ft: 83,564

Tax Parcel: 6163901465
Taxpayer: **PARFITT FAMILY LTD**
PRTNRSH
Taxpayer Address: 17127 15th Ave NE
Site Address: 17127 15TH AVE NE
Lot Sq. Ft: 72,307

Hi Everyone! My name is Jim Parfitt. I'm part owner of the land that has the Anderson House on it, and that is leased to the Sante folks. Here are a few of my thoughts on this issue:

This land is where my Dad grew up. My grandfather originally owned the land where the post office was and across 15th where Safeway now is. Pieces were sold off over the years to pay taxes. I used to play here as a child, and I made a home movie the day the bulldozer flattened my grandparent's house (approx where the Anderson house stands). We used to run it backwards, so the house would come up again! (true).

I'm a totally blue collar guy. Born in Seattle, graduated from Saint Mark's and Shorecrest HS. Worked mostly as a janitor, baker, musician, window washer and carpet cleaner, and did i say musician. Playing all kinds of music. But mom and dad left us this land, bless their hearts. So that is wonderful. Otherwise i would be still cleaning toilets and playing in lousy bands until i dropped dead, very probably. Now at 66, I can take it easy, thanks to them.

After many years of a less-than-ideal lease ended, We recently got a much better one with Sante. And i very much hope they are successful in their project. **And so I am in favor** of the proposed rezone in question.

Now i want to say that I do **not** want to sell anything. I am very happy with leases. I'd much prefer to get a monthly check than a lump sum that i'd probably blow thru in short order with little to show for it, except maybe a few new guitars. So **NOTHING IS FOR SALE!** And the only deal we have going with Sante is the Anderson house lease. That's all.

Any rumors of us putting in a "super mall" is not true.

Now, about the rezone:

My understanding is that the proposed rezone will allow Sante to build a higher building where the historic Anderson house has been (my approximate understanding; i haven't seen any plans). And i believe they want the building to be for retirement housing/ assisted living(?)

Now, I think that people should think twice before they oppose this tooth and nail, for the following reasons:

>I really believe that once the thing is built, you may not even notice it...

>There has already been a building there 'forever',

>It will block the lovely view of the traffic snarl up on 15th ave, true...

>It won't block the western sun (only shading 15th ave), and not much the morning sun, since the condos are to the west already.

>A higher building would block the street noise from 15th ave. So the area may be quieter.

>A building full of old folks will be quiet, have probably far less cars and traffic than most other uses, Crime free, clean.

>There shouldn't be any of the usual traffic and craziness that goes with almost any other commercial use (such as a condo or mall).

**I just don't think you can get a lower impact development than retirement housing.
Think about it.**

Maybe you can get Sante to make a green belt /set back, and plant a bunch of trees, so it will be nicer and more park- like than it is now. It could be designed in a nice way.

**Once the retirement building is built, then it will be there for a long, long time probably.
So you don't have to worry about something horrible going in there in the future.**

We can't leave the present building empty, it is a crime risk.

Now if the rezone doesn't happen and Sante is unable to make a go of it, then we will have to put something else in there; What? Whatever we can find....and it may well be harder to live with than a building full of old folks who go to bed at 7pm, right? (wink).

So...that's all I can think of right now. Thanks! Sincerely, Jim Parfitt

Jessica Simulcik Smith

From: Bill P <billp1963@gmail.com>
Sent: Saturday, August 04, 2018 12:10 PM
To: Jessica Simulcik Smith
Subject: [EXTERNAL] Comment on Winters rezone from William Parfitt

Dear Ms. Redinger:

My family owns the property located at 17127 15th Avenue NE (“Parfitt Property”), as well as other parcels located along 15th Ave NE and NE 175th Street. The Parfitt Property is included in the Winters Rezone Application, and we join in the request for a zoning change from residential to Community Business (CB). My siblings and I have a strong family bond with these properties. In fact, our roots in the neighborhood date back to the early parts of the last century. My grandparents, Dr. William C. Parfitt, and his wife, Grace Parfitt, purchased the property on 15th. Ave. in Shoreline sometime in the 1920's. The house on the property and the 2 or 3 barns were framed and finished by Grandpa Parfitt and his three sons, including my father, William R. Parfitt. My Grandfather had a medical clinic on these properties and loved to raise flowers. At one time they also raised chickens there and had about 2,000 hens.

My mother, Beverly Ann Parfitt, lived one block away on N.E. 172 st.. Her father, Thomas Jacobs, was a shingle weaver and saw filer at the Merrill and Ring mill on Lake Union. My Dad told us many stories about his times growing up there on the property, including riding his Indian motorcycle at 100 mph on 15th Ave., which was then all gravel, and having his father sew his fingers back together follow an accident involving a mower. My dad served with the 41st. Infantry Division out of Fort Lewis in New Guinea and the Philippines during WWII. When he returned from the war he and my mom were married and moved to the Mountlake Terrace/Lake Forest Park area.

We are aware that some of the neighbors’ comment letters on the rezone application have expressed a concern that we intend to add our additional properties along 15th Ave NE, which are not part of the pending application, to the Sante property once the rezone has been completed in order to develop a much larger development on the block. Nothing could be further from the truth. We currently have long term tenants on our properties along 15th Avenue. We have a long term ground lease with Sante. We have no intention to re-develop any of our Shoreline property with Sante, nor have we ever discussed a joint project.

We have joined in the rezone application not because we are planning to redevelop the property with Sante, but because we want our property to be brought into compliance with the City’s Comprehensive Plan. We believe that the CB designation makes much more sense in light of surrounding developments and the City’s adopted land use policies. Further, given our long standing connection with the city of Shoreline, we wish to see the community as a whole continue to improve by not only addressing the needs of the area seniors but by offering redevelop opportunities to existing properties whose current improvements have outlived their useful life. We support this undertaking by Sante on one of our properties and ask that you consider our comments when making your decision.

Thank you for considering this comment. I plan to be present at the re-scheduled rezone hearing, and look forward to addressing the Hearing Examiner in support of the rezone at that time.

Sincerely,

William Parfitt

To: City of Shoreline

RE: We are writing regarding the proposed Rezone of parcels 6163901560, 6163901465, 613740-0000 and 6163901462, addresses 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline.

We have lived in Shoreline for 32+ years. We were looking for a good school district and wanted to be close to family and friends when we moved back to the Seattle area. We found that in Shoreline. Our children were in 5th and 10th grade when we moved in. Kids could play in the street and we didn't worry about traffic. Our children babysat for younger children on the block who in turn babysat for new neighbors with younger children as the houses turned over. Much to the detriment of his knees, Ned put up a basketball hoop and played basketball with the neighborhood kids.

We have a block dinner party once a month from October through June and an outdoor block party in August. We borrow cups of flour or power tools from each other. We watch out for each other. We have a community.

After all this time of voting for school levies, park levies, etc. in order to help make Shoreline the city that it is we are sadly disappointed in the rush to "redevelop" our neighborhood. The prospect of a 5 - 6 story building 250 feet from our home is not one that most people would relish.

Currently the parcels in question are zoned R24 and R48 and are adjacent to single family homes zoned R6. The proposal to rezone to a CB designation does not fit with the existing zoning and does not provide a buffer between what could be a busy traffic area and a quiet, residential neighborhood. The developers of the proposed rezone have not come forward with any plans for this area and have made vague promises to the current residents that the only thing they want to do is build senior living facilities. We cannot rely on vague references when it comes to our neighborhood and quality of life

The zoning map (2016) that is currently available on the Shoreline website shows the parcels in question to be zoned R24 and R48. We were told at the community meeting put on by Sante Partners that a) the City wants the entire parcel zoned CB, b) Sante is considering a 5 story building and c) no one will want to develop the properties unless they are rezoned to CB so the neighborhood would be faced with dealing with vagrants in the unoccupied Anderson House skilled nursing facility. Regarding a) if the City of Shoreline is planning a rezone then according to their ideals of "transparency" the residents should hear from the City, not an out of state developer. I now understand that the zoning for this area has been on the city Master Plan since 1998 – with NO notice to the community and it is very hard to find on the website, b) a 5 story building right next to single family dwellings is not in the best interests of the current residents and c) threats are typically not a way to win over public opinion.

There is a new apartment building going in on the corner of 15th and 175th NE “the Post Office” location. 5 story, 243 units with 267 parking spaces. We did hear that there “wouldn’t be an increase in auto traffic because the post office had a lot of traffic going in and out of that location”. I feel fairly certain that there weren’t an extra 200+ cars going in and out of the post office during rush hour morning and evening. Add to that the rumor that the Post Office is going to relocate to the Water District property on 15th and 169th. If that is true then the original “study” showing there wouldn’t be an increase in traffic is flawed at best and false at worst. 15th NE is already backed up during rush hour. Adding more Community Business capability to the area will only add to the noise and traffic. What about runoff from the paving?

Word on the street is that Shoreline is open season for developers, with the city approving just about every project that is proposed - usually to the detriment of the current residents.

It was also mentioned by Sante’ during the neighborhood meeting that we could always sell our homes and move – something similar to what was in one of the Currents newsletter when the areas around the light rail stations were rezoned. Where does one move to and why are we being driven from our homes ? So more rezoning can take place, more high rise development be built? Another question for the city council is – what are you going to do when it’s your neighborhood’s turn to be rezoned and redeveloped?

We seriously doubt that our letters will have any effect on the outcome of this rezoning request. It was pretty obvious where the city’s interest is and it certainly is not with the current residents but one must at least make a protest.

Thank you,

Edward & Cynthia McCrea

Edward and Cynthia McCrea
17037 13th Ave NE
Shoreline, WA 98155

Jessica Simulcik Smith

From: mmsurveyors@comcast.net
Sent: Monday, August 06, 2018 3:27 PM
To: Jessica Simulcik Smith
Subject: [EXTERNAL] Zoning Change @ Anderson Plaza

Jessica,

I just wanted to add my two cents to my wife's letter. I am amazed that the planning board would not let us know about a local zoning change until after they had already approved the change. Second, why is the city that I have been paying taxes to since 1988 approve a zoning change over the local residents objections. Do our opinions not matter? It is unfortunate we do not have the deep pockets of Sante corporation. Why doesn't the city council visit our neighborhood before they make any decision. As it stands now it appears our city is for sale to the highest bidder.

Ned McCrea

nedmccrea@comcast.net

OPPOSITION TO THE SANTE CB UP-ZONE

AUGUST 6, 2018

To the Shoreline Commissioners and interested parties,

Thank you for the opportunity for additional comment to the proposed Sante upzone. Pursuant to the July hearing I wish to add the following comments.

A) Wedding cake

Mr. Winters and Mr. Hill told the room that the proposed building would: a) be -5- stories, b) be 130 units and c) use the 'wedding cake' design for side set back and mitigate the appearance of building height. We understand their comments to be stating a maximum height and number of units. It is our understanding that uses of the 20 ft side property setback are limited. A roadway and parking are not allowed in the setback. Rather, landscaping and trees are to be located in this area. More than code, I would think the residences would like trees along the south property line. Trees would provide shade in the summer and block the residents view into my back yard. A design feature that is mutually beneficial.

B) Elevation of the adjacent residential properties to the south

Location of the property lines has an important impact in establishing the setbacks. Please know that there is a steep slope between the proposed Sante development and the residences to the south. At the west end (17051) the slope is about 8 to 10 ft and reduces to 5 ft to the east at 17050. The property line is at the toe of the slope – NOT the top. Therefore, the building height must be reduced to comply with the 'wedding cake' design.

About one year ago, Mr. Winter stated to our neighbors that they were planning to set a concrete wall at the south edge of the properties. The plan, he said, was to be for a building no more than one (1) to two (2) stories. In Mr. Hills meeting with the community in March there was a comment that the build would 'only' be three (3) stories. A statement that clearly showed Sante's willingness to limit the building to less than the maximum allowed under the proposed code. Now, he says a -5- story, 130 Unit is required to make the project feasible. (words to that effect). If they truly need 130 unit, as an absolute minimum, it would have behooved Sante to be more forthright. Clearly, their proposed building size is negotiable. The city should use this opportunity to limit visual impacts along the southern property line.

OPPOSITION TO THE SANTE CB UP-ZONE
AUGUST 6, 2018

C) Access thru 15th

Access to the property is a key impact to those on 12th Ave. The message at the meeting was that there would NOT be access at 12th – UNLESS required by the Fire Department. No access is possible thru 14th or 13th. If a west side access is required, it would be a locked gate that only the Fire Department could access. The community will no allow general access via 12th Ave

D) Amalgamation

I continue to be concerned that the -6- remaining Parfitt family owned properties in the block will, in time, be joined into larger amalgamated properties. Speaking privately to members of the Parfitt family, they repeated their desire to maintain ownership of the land and make their money from long term leases. While this may be a viable financial plan for these individuals, this is not the same a zoning code with limitations of use. In time each of us will pass away and new owners will have their opportunity to maximize their properties.

I remain skeptical that these properties will remain separate. It's only a matter of time until the 'right' opportunity brings the properties together and a very large project is created. I need the city to think this though and add reasonable limited use plans and limit conditions for any future 'mega- development'. The joining of multiple properties and an unrestricted Shoreline up-zoned, will grant future owner(s) the opportunity to be much more aggressive with land use. A project that maximizes return to their stakeholders at the expensive of what was, a comfortable, livable North City community.

Thank you for considering my thoughts,

Erick Merklinghaus

17044 13th Ave NE

Shoreline, WA 98155

emerklng@msn.com emerklng@gmail.com

=====x=====

My May 8th 2018 comments are included below:

To the Shoreline Commissioners and interested parties,

It's difficult to write a succinct list of concerns about the proposed North City 'CB' up zone without a proposal from the Sante partners. We have to anticipate anything from a simple enlargement of the Anderson House property to create a retirement / assisted living community. Or, maybe it's a major development combining several parcels? The lack of a proposed land use from Sante Partners forces us to consider many possibilities. The Shoreline's planning schedule favors developers that can keep the size & scope for their ambitions away from the community.

This letter considers two very different possible developments. One small, one large:

- a) Re-development of the Anderson House Parcel in conjunction with the SW corner lot parcel. This would facilitate the creation & operation of a retirement / assisted living center for the Sante Partners. (Tax parcel: 6163901462,)
- b) The amalgamation of as many as -10- parcels to form a single development covering most of the North City "block". (Block = 15th to 12th NE -175th to 172th)

These are very different projects. Each have very different impacts on the neighborhood and the greater North City area. A modest retirement center could be accommodated. However, the possibility to join several properties to create a massive development must give the city give pause. I trust the city will see attaching reasonable conditions to the proposed up-zone as a prudent safeguard against unforeseen developments. Especially, a major project that would have far ranging impacts

I need the Shoreline Commissioners to see the very real possibility that Sante and the Parfitt Family could combined the parcels in this proposed up-zone with the previously up-zoned parcels in the northern portions of the block from 15th to 12th NE.

Sante has never stated their intent is limited to effecting only the Southernmost parcels (Anderson House & the Lot in the SW corner). In their April 9th letter to the community leaves their intent vague. "... allow Sante the ability to propose in the future a facility at a density that will be financially feasible."

Whether the "a" refers to only Sante's existing -2- parcels or, amalgamating all -10- parcels is key. Unfortunately, we won't know until Shoreline grants them their desire.

I realize that someone not familiar to the details may think the idea of combining multiple parcels farfetched. Most people believe that Sante is only interested in building on -2- parcels. I hope they are right and, I hope I am proven wrong. However, I see evidence that a much larger project is on the horizon.

If I am correct, developers seek a major amalgamation of properties. The city of Shoreline will have failed its citizens if they fail to adopt conditions on the development of the parcels in proposed up-zone. The developers may attempt to claim that conditions should not be imposed because, this is not their intent to use. I have two responses; first, We would welcome any description of intended use and, Secondly, the developers should be agreeable to shoreline conditions as they do not affect the use.

Ownership

Please see that all but -2- of the -10- properties are owned by the SAME TWO INTERESTS. This is not nine separate owners fighting for their own self interests.

Please realize who owns the -4- effected parcels in the proposed CB up-zoning:

Anderson Plaza Tax parcel: 6163901560 Taxpayer: **SANTE SHORELINE ALF REAL CO** Taxpayer
Address: 1220 20th St SE # 310 Fidelity National Title Company of Oregon (83,564 sq ft)

Anderson House, Tax parcel: 6163901465 Taxpayer: **PARFITT FAMILY LTD PRTNRSHIP** 17127 15th Ave NE
(72,307 sq ft)

North County Estates Apartment Tax parcel: 613740-0000 (56,974 Sq ft)

South west lot - Anderson House Tax parcel: 6163901462, Taxpayer: ANDERSON FAMILY PROPERTIES
Taxpayer Address: 17201 15th Ave NE Note this is the address of the **SANTE** owned Anderson Plaza (14,820 sq ft)

Note: The total of the -4- parcels are: 227,665 sq ft

The other related parcels in the northern portion of the block are:

"Merry Maids" Currently for lease, Site Address: 17229 15TH AVE NE Tax parcel: 6163901541,
Taxpayer: **PARFITT FAMILY** (18,616 sq ft)

Vet Spay & Neutering Tax parcel: 6163901550, Site Address: 17211 15TH AVE NE , Taxpayer: **PARFITT FAMILY** (19,733 sq ft)

Ichi Bento Terriaki Tax parcel: 6163901565 Site Address: 17203 15TH AVE NE Taxpayer: **PARFITT FAMILY** (10,497 sq ft)

The lumber yard Tax parcel: 6163901490 Site Address: 1221 NE 175TH ST, BRENT LESLIE (61,309)

The 'Gas station' Tax parcel: 6163901502 Taxpayer: **PARFITT FAMILY** (13,500 sq ft)

North West corner Tax parcel: 616390150 Taxpayer: **PARFITT FAMILY** (9,200 sq ft)

Not including the "Post Office" development by Shoreline Development Company (Wolff) (81,550 sq. ft.)

Note: The land involved in the North portion of the 'block' : 132,855 sq ft

(the Post Office is excluded)

Therefore, the total land available as a result of this up-zone is : **360,550 sq ft**

Possible Intent

Please realize Sante has created businesses that would appear to be linking to their pending project(s). These LLC's were form by the Nathan Group, PLLC as agents for Sante. Note these -6- LLC's were all formed on March 4, 2015.

Sante Shoreline, LLC

Sante Shoreline, AFH OP CO, LLC

Sante Shoreline AFL REAL CO,LLC (current owners of Anderson Plaza, Tax parcel: 6163901560

Sante Shoreline ALF OP CO.LLC

Sante Shoreline SNF REAL OP, LLC

Sante Shoreline, SNF OP CO,LLC

Sante has other properties in Washington. Each of these appear linked to existing properties: (Sante ALF OP CO, LLC , Sante ILF OP CO, LLC, Sante SNF OP CO, LLC, Sante Kent LLC) While it is hard to prove intent from public records it is curious why they created so many companies named 'Shoreline'. Especially, in comparison to their other projects. It makes me question the idea that Sante's intent is limited to operating a retirement center.

Please know that the Orion Properties agent handling the lease of the current Merry Maids property, told me that the Parfitt family wanted to lease the property: "... at this time, unless someone wants to buy the whole thing."

This up-zone permits the combined financial interest of the Parfitt Family & Sante to buy out the Lumber yard and the North County Apartment. If so, the 360,520 sq ft. combined parcels gives a single developer a massive project. Clearly the lumber yard parcel is key. Remember the Post Office lot sold for \$ 4,250,00. That much money can be persuasive.

Sante is a major player in property development. A project of the size is possible and would certainly fulfill their stated goal of : "... allow Sante the ability to propose in the future a facility at a density that will be financially feasible."

Note that their attorney at re-zoning meeting was from the Law firm of McCullough Hill Leary, PS. In a Seattle times article concerning this Law firm, the Times commented:

(Mayor Ed) Murray believes McCullough wanted to be more than a lawyer getting the best deal for developers. “Jack (McCullough) wanted to do something for working people,” the mayor said. “And having said that, I wouldn’t put it past him to sue me tomorrow over something.”

By comparison The US Post office project is ¼ the size of this possible CB up-zone. (Reference lot 6163901521, Sale Price: \$ 4,250,000 Dated : Aug 26 2016, Wolff: 6710 E Camelback Rd Ste 100 Scottsdale, AZ. (81,550 sq. ft.)

Summary: Sante & members of the Parfitt family ALREADY own all but -2- of the parcels. Only the North City Lumber and the North County Estates Apartment are owned separately. We must not allow a lack of foresight to grasp the impact of this very real possibility. Do not miss this opportunity to shape a positive outcome by imposing the follow conditions on the Up-zone of these lots.

Conditions and Land Use Limitations

The follow conditions should be placed on the proposed up-zone parcels:

Sante purchased the **Anderson Plaza** and then invested in a multimillion dollar renovation to this facility. Anderson Plaza is current R-48. Should it be Santes’ intent to maintain the Plaza in its’ current state, an up-zone would have little direct impact.

No up-zone on this parcel is needed. The granting of a CB zoning is only require to prevent the lower zoning forming a zoning ‘island’.

Should a developer propose a common project across multiple parcels, the city should require the following conditions:

- a) Height limit of 45 ft
- b) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions.
- c) Traffic directed toward 175th and not into the surrounding residential streets.
- d) Access via 15th Ave NE
- e) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.

- f) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- g) No special districts

The Owner of the **North County Apartment** has expressed the desire to maintain ownership of the apartment. Then, in time, have his Son is the eventual owner and the son can deal with property decisions. A most honorable desire. Let us hope the status quo is maintained.

However, should the apartment agree to combine with other parcels. A very different picture emerges. This property has parking and access concerns as is. While off street parking is provided, the nearby street parking is always used. Higher density apartments allowed by this Up-zoning exacerbates the problems.

Any up-zone to R-48 or CB should also require:

- a) 12th Ave is hardly a commercial street. What land use could be proposed that truly requires a CB zone on such a residential street. An R-48 is reasonable.
- b) The implantation of any up-zone should be delay 10 years form the conclusion of this zoning review. By delaying the up-zone, the owner will receive their stated requested and the city receives some control that this parcel will not be used in a major multi-parcel project.
- c) Ample off-street parking. Exceed SMC 20.50.390
- d) Sidewalks
- e) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions. Example: Each apartment has a small 'yard' but these are too small to be used. The kids play in the parking lot.
- f) Improved access to 175th
- g) Traffic directed toward 175th and not into the surrounding residential streets.
- h) Affordable housing with Recreational space exceeding SMC 20.50.240
- i) 20.50.240,C.1 qualifies development of a CB zone to: " when located on an arterial street shall meet the following standards:" 12th is not an arterial.

The **Anderson House** and the adjacent western lot is currently zoned R-24. Granting a 60 ft. tall building with narrow setbacks, adjacent to low density residential simple out of place in the Neighborhood. R-48 permits the conditional use as a Hospital, or a

Nursing & Personal Care Facilities. It is hard to see what use Sante desires that is not conditionally allowed under R-48.

Any up-zone to the Anderson House parcel should also require:

- a) Limited to R-48 densities
- b) Building height not more than 45 ft Note the differences in parcel elevations compound the height relative to the neighborhood..
- c) Setbacks along the Southern property line of the parcel should be greater than the required. Efforts to buffer appearance must be incorporated in landscape.
- d) Setbacks on the northern property line, facing the Anderson Plaza, and are not the neighborhoods concern
- e) Landscaping should maintain the existing trees to the extent possible. With trees added to screen the facility.
- f) Access via 15th Ave NE
- g) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.
- h) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- i) Parking. Please know during the meeting with the neighborhood Sante minimized the need for parking. Saying the most retired people in care facilities don't drive. (And, yes – that is a good thing.) However, people who work at the facility DO drive. Additionally, should the building be used for Apartments for more mobile resident, there will be a need for parking. Any proposed land use must maintain the required parking.

I ask the commissioners to remember their oath of office. Which states: “to represent the public interest of the CITIZENS OF SHORELINE.” You are not charged with permitting all developments. You are not responsible for maximizing developers return on investment. Please consider my recommendations with an eye toward keeping Shoreline a livable community.

Sincerely

Erick Merklingshaus

17044 13th Ave NE

Shoreline, WA 98155

August 6, 2018

To the Shoreline City Council and interested parties,

I was not able to attend the meeting on July 31 as I had to work . My neighbors attended and informed me of the the discussion involving the Sante Group and a CB rezone possibility for the parcels of land directly north of and adjoining my property at 17051 13th Ave NE. I am still concerned about the plans that have changed for the Sante Group. When Jordan Winters talked with us in 2017 about getting us to sign over a small piece of land that had been fenced off by the Anderson owners before my wife and I moved in in 1993, we were happy to work with Mr. Winters as he calmly told us that the plans for the property were to build a one to two story “home” for retirees on the other side of the fence. It would be similar to the house that exists at 17051 14th Ave NE. We wanted to be good neighbors and “work” with him. We chose not to fight for our right to the fenced off portion we had maintained and used for all these years. Now a year later, the proposal of 5 stories, even with a “wedding cake design” is an obnoxious thought. Our house and backyard will go from a home in a residential area of one to two story housing to a 5 story wall of windows, staring down on us.

The wedding cake design proposed by Sante is proof that they know that 5 stories is way too much to be bordering the small homes in which we live. I proposed in my previous letter from the end of June that a gradual zoning working its way South from 175th would make a more logical step so that by the time zoning was to the proposed parcels north of our house it would not be more that one story higher than our homes.

I am not a NIMBY, and have always understood how city planning can be complicated. But without logic or empathy for the residents affected, drastic changes are asking a lot from people who have invested in their future by purchasing a home that would retain most of its value over time. It is hard to imagine that people can only count on the condition of their neighborhood for less time than they can pay off their home.

Sincerely,

Greg and Anne Hawksford
eaglechevy@gmail.com