

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

**AGENDA TITLE:** QUASI-JUDICIAL: Discussion of Ordinance No. 838 – Amending the Zoning Map at 14507 and 14511 Stone Avenue N from Residential 48-units per acre (R-48) to Mixed Business (MB) (PLN 18-0019, Wright Rezone)

**DEPARTMENT:** Planning & Community Development

**PRESENTED BY:** Miranda Redinger, AICP, Senior Planner

**ACTION:**        ☐ Ordinance        ☐ Resolution        ☒ Motion  
                 ☒ Discussion        ☐ Public Hearing

**PROBLEM/ISSUE STATEMENT:**

On behalf of the property owners, Robert Wright requested a rezone of two (2) parcels located at 14507 and 14511 Stone Avenue N from Residential 48-units per acre (R-48), a high density residential zone, to Mixed Business (MB), a commercial zone.

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 28, 2018, recommends approval of the proposed rezone. Adoption of proposed Ordinance No. 838 (Attachment A) would authorize this rezone and amend the City's Zoning Map accordingly. Tonight, Council is scheduled to discuss proposed Ordinance No. 838.

**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. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 838 when it is brought back to Council for consideration on October 15, 2018.

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

## **BACKGROUND**

Rezoning is a discretionary decision of the City and addressed in Shoreline Municipal Code (SMC) Section 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.

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

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

### **Rezone Request**

On behalf of the property owners, Robert Wright requested a rezone of two (2) parcels located at 14507 and 14511 Stone Avenue N from Residential 48-units per acre (R-48), a high density residential zone, to Mixed Business (MB), a commercial zone. The Applicant currently has no specific project contemplated as part of this rezone.

The 1.5 acre site has a Comprehensive Plan designation of Mixed Use 1 (MU1). Mixed Business (MB) is an implementing zone for MU1. The corresponding land use designation for R-48 zoning would be High Density Residential. A map depicting the proposed rezone can be found as Exhibit B to Attachment A.

## **DISCUSSION**

As part of the rezone request, the Applicant provided responses to the above-noted rezone 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).

The Hearing Examiner held the required public hearing on August 15, 2018. On August 28, 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.

The documents contained in Attachments A and B collectively represent the record for this rezone. 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. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 838 when it is brought back to Council for consideration on October 15, 2018.

### **ATTACHMENTS**

Attachment A – Proposed Ordinance No. 838

- Exhibit A- Hearing Examiner Recommendation on Request for Site Specific Rezone
- Exhibit B- Zoning Map with Proposed Rezone

Attachment B – Hearing Examiner Record

**ORDINANCE NO. 838**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
APPROVING THE REZONE APPLICATION TO AMEND THE CITY'S  
OFFICIAL ZONING MAP FROM R-48 TO MB FOR A PARCEL OF LAND  
LOCATED AT THE INTERSECTION OF N 145<sup>th</sup> STREET AND STONE  
AVENUE N, TAX PARCEL NO. 1826049092.**

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 18-0019, seeks a site-specific rezone of a parcel of land located at the intersection of N 145<sup>th</sup> Street and Stone Ave N, identified by a Tax Parcel No. 1826049092, and addressed as 14507 and 14511 Stone Avenue N.; and

WHEREAS, the requested site-specific rezone would amend the City's Official Zoning Map for this parcel from the current zoning Residential 48 units per acre (R-48) to Mixed Business (MB); and

WHEREAS, the site-specific rezone implements the Comprehensive Plan land use designation for the parcels of Mixed Use 1; and

WHEREAS, the environmental impacts of the site-specific zone resulted in the issuance of a Determination of Non-Significance (DNS) on July 19, 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 August 15, 2018; and

WHEREAS, on August 28, 2018, the City of Shoreline Hearing Examiner issued "Findings, Conclusions and Recommendation," finding that the site-specific rezone satisfied the criteria set forth in SMC 20.30.320; and

WHEREAS, the City of Shoreline Hearing Examiner recommended approval of the site-specific rezone; 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 recommendation at its October 1, 2018 regular meeting; and

WHEREAS, the City Council concurs with the August 28, 2018 "Findings, Conclusions, and Recommendation" 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.

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 28, 2018 Findings, Conclusion and Recommendation 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 parcels located at the intersection of N 145<sup>th</sup> Street and Stone Avenue N, addressed as 14507 Stone Avenue N and 14511 Stone Avenue N, and identified by Tax Parcel No. 1826049092, from Residential 48 units per acre (R-48) to Mixed Business (MB), 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 THE 15<sup>th</sup> DAY OF OCTOBER, 2018.**

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Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

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Jessica Simulcik-Smith  
City Clerk

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Margaret King  
City Attorney

Date of Publication: , 2018  
Effective Date: , 2018

**CITY OF SHORELINE HEARING EXAMINER**

**RECOMMENDATION ON REQUEST FOR  
SITE SPECIFIC REZONE**

**HE-18-05/PLN 18-0019 (Wright Rezone)**

**August 28, 2018**

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**1. FINDINGS OF FACT**

**1.1 Background.** This is a request to rezone two adjacent properties from R-48 (Residential, 48 units per acre) to Mixed Business.

**1.2 Applicant, Property Owners, and Site Location.**

|                  |  |
|------------------|--|
| Applicant:       | Robert Wright, The Foundation Group, 2621 Eastlake Avenue East, Seattle WA 98102                         |
| Property Owners: | 14507-H, LLC, 6525 Crown Blvd., #20428, San Jose, CA 95160-0428  |
| Site Address:    | Parcel A: 14511 Stone Avenue North<br>Parcel B: 14507 Stone Avenue North                                 |
| Tax Parcel No.:  | 182604-9092 (the site was assigned a single parcel number, but has two legal descriptions). <sup>1</sup> |

**1.3 Hearing.** A public hearing was held on August 15, 2018. The Planning Department, through Ms. Redinger, summarized the proposal, identified the City's rezone criteria, explained how the proposal met the criteria, and concluded with a recommendation of approval. The Applicant, through Mr. Wright, expressed concurrence with the Department's presentation. In response to a question from the public during the Department's presentation, Mr. Wright emphasized that no specific project was a part of the rezone proposal, although the site would likely be redeveloped in future.

Only one citizen indicated a wish to speak. Ms. Judy provided only her first name and did not wish to testify under oath. She had hoped for a back and forth or "Q&A" forum to address her questions. The Examiner stated questions could be raised, but this was not a "Q&A" forum. However, once public testimony concluded, the Planning Department and Applicant could address concerns raised. Ms. Judy elected not to provide testimony. The Planning Department indicated staff would also be available to answer questions after the hearing.

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<sup>1</sup> Exhibit 1 (Staff Report), pgs. 1-2. The legal descriptions are in the Staff Report; *see also* Exhibit 1 (Staff Report), Att. 18, pg. 3 (updated survey reflecting the boundaries of the two parcels).

The Examiner asked if there was anyone else who wished to provide comment. No one present indicated a wish to comment. The hearing was adjourned.

**1.4 Exhibits.** The Examiner admitted these exhibits:

- Exhibit 1 Staff Report, with Attachments 1-18
- Exhibit 2 Public Hearing Affidavit
- Exhibit 3 Planning Department Power Point Presentation

**1.5 Site Description.** The 1.5 acre site is developed with the a 57 unit apartment complex, the Linden II Apartments. They consist of two 1964 apartment buildings and a centralized 1984 building, with a pool.<sup>2</sup>

**1.6 Critical Areas.** The steepest slopes along both parcels' frontages and on Parcel A exceed 25 percent.<sup>3</sup> There are no indications of rockslides, earthflows, mudflows, landslides, or other slope failure on the site or surrounding properties.<sup>4</sup> Except steep slopes, there are no mapped critical areas (wetlands, streams, or fish & wildlife habitat) at the site or on neighboring properties. The site does not have ground water seepage or springs near the ground surface. There is no standing or running water on the site or on adjacent properties during the year.

**1.7 Access.** Parcel A is accessed from the south via N 145th Street (State Highway 523), a Collector Arterial. Parcel B is accessed from the east via Stone Avenue NE, a Local Secondary street. Just over 200 feet to the west is Aurora Avenue N (State Highway 99).

**1.8 Site and Surrounding Property Zoning and Comprehensive Plan Designations.** The site is in the Parkwood Neighborhood's southwest corner. The Westminster Triangle Neighborhood is to the west, across Aurora Avenue N. The City of Seattle's municipal boundary is to the south, at N 145th Street's center line. The zoning is R-48.<sup>5</sup> "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."<sup>6</sup> However, the Comprehensive Plan designation is Mixed-Use 1.<sup>7</sup>

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.<sup>8</sup>

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<sup>2</sup> See Exhibit 1 (Staff Report), Att. 1 for aerial view and site plan.

<sup>3</sup> Exhibit 1 (Staff Report), Att. 8 (Application, attached Critical Areas Worksheets).

<sup>4</sup> See e.g., Exhibit 1 (Staff Report), Att. 5 (GIS topographic map).

<sup>5</sup> Exhibit 1 (Staff Report), Att. 3.

<sup>6</sup> SMC 20.40.030(C).

<sup>7</sup> Exhibit 1 (Staff Report), Att. 4.

<sup>8</sup> Comprehensive Plan Land Use Policy 9 (LU-9).



The requested zoning is consistent. "The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors."<sup>9</sup>

The surrounding area within the City has a mix of zoning, including two single family zones, R-6 and R-8, along with the Mixed Business commercial zone. Within Seattle boundaries, property is zoned Low Rise Multifamily 2 and 3 (LR2, LR3), and includes a mix of dwelling units, including single-family; a Walgreens drug store on the property immediately adjacent to the west; a restaurant across N 145th Street in Seattle; and other businesses and multifamily housing along Aurora Avenue N.

**1.9 Public Notice.** A pre-application meeting was held on December 5, 2017, which was followed by a neighborhood meeting on June 2, 2018.<sup>10</sup> Application notice was posted on site, mailed to all residents within 500 feet and the SEPA notification list, with notice also published in the Seattle Times, and posted on the City's website.<sup>11</sup> Public hearing notice was posted on site and on the City's website, mailed to residents, and published in the Seattle Times.<sup>12</sup> City notice requirements were complied with.

**1.10 Agency Comment.** The proposal was circulated among City departments and outside agencies for review and comment. When the site is redeveloped, drainage, frontage, and sidewalk improvements will be required. Impact fee requirements would apply (*i.e.*, Transportation, Parks, and Fire).

**1.11 SEPA.** The City of Shoreline is the SEPA Lead Agency. The City issued a Determination of Nonsignificance,<sup>13</sup> which was mailed to the notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes. The City received one comment from the King County Historic Preservation Program.<sup>14</sup> A Historical Report addressed the comment.<sup>15</sup>

**1.12 Water/Sewer Availability.** The Applicant submitted a Certificate of Water Availability from North City Water District. During the pre-application meeting, Ronald Wastewater District provided information on sanitary sewer requirements and general facilities charges, and City staff provided information on regulatory requirements, including those addressing drainage and frontage improvements.

**1.13 Rezone Criteria.** In summary, 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.<sup>16</sup>

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<sup>9</sup> SMC 20.40.040(C).

<sup>10</sup> Exhibit 1 (Staff Report), Att. 6 (Neighborhood Meeting Invite) and Att. 7 (Neighborhood Meeting Summary). The summary was mailed to attendees on June 26, 2018.

<sup>11</sup> Exhibit 1 (Staff Report), Att. 10 and Att. 11; SMC 20.30.120 and. 180.

<sup>12</sup> Exhibit 1 (Staff Report), Att. 14, 15, and 16; Exhibit 2 (Affidavit of Publication for the hearing).

<sup>13</sup> Exhibit 1 (Staff Report), Att. 13.

<sup>14</sup> Exhibit 1 (Staff Report), Att. 12.

<sup>15</sup> Exhibit 1 (Staff Report), Att. 18.

<sup>16</sup> See SMC 20.30.320.

**1.13.1 Comprehensive Plan Consistency.** The Comprehensive Plan designates the area Mixed-Use 1. The site is near the intersection of Aurora and 145th. Aurora Avenue N contains Bus Rapid Transit lanes for the King County Metro E Line. N 145th Street will host the Lynnwood Link light rail station. Overall, this area is slated for intensification of mixed commercial and residential uses. The Mixed Business zoning designation would facilitate this use mix, consistent with these policies.

- Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.
- Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.
- 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.
- 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.
- 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 these goals and policies, the Mixed Business zoning is consistent with the Mixed-Use 1 Plan designation, and satisfies SMC 20.30.320(B)(1).

**1.13.2 No Adverse Effect to Public Health, Safety or General Welfare.** The City is designing corridor improvements for N 145th Street to accommodate increased traffic and multimodal access for the future light rail station. The segment between Interstate 5 and Aurora Avenue N is further divided into three sections. Based on grant funding cycles and existing capital funding commitments within the city, improvements to the segment closest to Aurora (where the site is) are unlikely to be funded for at least the next decade. Site redevelopment, which would trigger frontage improvements, is potentially a way to realize updated sidewalk standards before the City can devote capital project resources to this area. Redevelopment would also trigger updated stormwater standards and more efficient building design (through adherence to updated Energy Code requirements) that would also contribute to improved public health, safety, and general welfare.

Once redeveloped, the site's aesthetics will improve, to better appeal to customers and tenants, and the surrounding sidewalks and streets will be made wider and safer. These public health, safety and general welfare objectives follow Plan objectives.

- Goal LU II: Establish land use patterns that promote walking biking and using transit to access goods, services, education, employment, recreation.
- LU9: 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.
- Goal H1: 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.
- 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.
- Goal TV1: Encourage alternative modes of transportation to reduce the number of automobiles on the road, promote a healthy city, and reduce carbon emissions.
- T33: Strengthen Aurora Avenue N as a high usage transit corridor that encourages cross-country, seamless service.
- T49: Expand the city's pedestrian network. Prioritize projects shown on the Pedestrian System Plan included in the TMP using the following criteria:
  - o Ability to be combined with other capital projects or leverage other funding;
  - o Proximity to a school or park;
  - o Located on an arterial;
  - o Located in an activity center, such as Town Center, North City, Ballinger, or connects to Aurora Avenue N;
  - o Connects to an existing walkway or the Interurban Trail;
  - o Connects to transit; and/or
  - o Links major destinations such as neighborhood businesses, high density housing, schools, and recreation facilities.

The rezone is consistent with SMC 20.30.320(B)(2).

**1.13.3 Rezone Warranted in Order to Achieve Comprehensive Plan Consistency.** The Comprehensive Plan land use designation most appropriate for the current R-48 zoning is High Density Residential. The most common implementing zoning for Mixed-Use 1 is Mixed Business. The Applicant stated that with R-48 zoning, redevelopment is limited to 72 units. The City's vision in this locale under the Mixed-Use 1 Plan designation is a combination of high density residential and commercial uses. Mixed Business zoning is consistent and satisfies SMC 20.30.320(B)(3).

**1.13.4 No Material Detriment to Uses or Property in the Immediate Vicinity.** Site redevelopment would result in improved architecture, which would likely include an updated design aesthetic besides complying with Building Code regulations requiring increased energy efficiency and safety measures. The Property is at Shoreline's "gateway" for people coming from the south, whether to the 145th Street light rail station or heading north on Aurora Avenue. The City invested millions of dollars in revitalizing the Aurora Avenue Corridor and expects to see millions of dollars of improvements to the 145th Street Corridor from Shoreline, Sound Transit, WSDOT, and other regional entities. New housing development that includes frontage improvements would complement past and proposed investments, and would not be materially detrimental to surrounding properties. The requested rezone is consistent with Plan objectives for this area.

- Goal NE V. Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.
- 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.

There is no material detriment; the rezone follows SMC 20.30.320(B)(4).

**1.13.5 Rezone Merit and Value for the Community.** When the site is redeveloped, the project must comply with new design, landscaping, streetscape, and stormwater requirements. This will improve property aesthetics, economic attractiveness, and better serve the environment. This follows the Comprehensive Plan.

- ED9: Promote land use and urban design that allows for smart growth and dense nodes of transit-supportive commercial activity to promote a self sustaining local economy.
- ED12: Revitalize commercial business districts, and encourage high density mixed-use in these areas.
- ED21: Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.

- ED27: Develop a vision and strategies for creating dense mixed-use nodes anchored by Aurora's retail centers, including how to complement, support, and connect them with mid-rise residential, office, and destination retail buildings.

To address impacts, new residential development will require the payment of Transportation, Park, and Fire Impact Fees, which fund system-wide improvements to accommodate growth within the community. Future development will install full frontage improvements including sidewalk, curb, gutter, and landscape/amenity zone adjacent to the sidewalk. Also, new residential development will pay impact fees to support the system-wide improvements to support growth. The proposal has community merit and value.

## **2. CONCLUSIONS OF LAW**

**2.1** The City classifies site specific rezones as Type C decisions,<sup>17</sup> 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.<sup>18</sup>

**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 relationship to the public health, safety, morals, and general welfare.<sup>19</sup> As the rezone is consistent with the Comprehensive Plan, changed circumstances need not be demonstrated.<sup>20</sup>

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<sup>17</sup> SMC 20.30.060.

<sup>18</sup> SMC 20.30.320(B).

<sup>19</sup> *Phoenix Development Inc. v. City of Woodinville*, 171 Wn. 2d 820, 834, 256 P.3d 1150 (2011).

<sup>20</sup> *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846, 899 P.2d 1290 (1995).

**2.4** As addressed in the findings above, the proposal is consistent with the City's rezone criteria. The Comprehensive Plan plans for mixed commercial and higher densities at this location, which the requested zone designation provides for. The property has no constraints (drainage, steep slopes, critical areas), which would make more intensive development problematic or result in adverse effect to the public health, safety or general welfare. Given the objective to increase mixed uses, and that the Plan contemplates same at this location, the rezone is warranted for achieving Plan consistency.

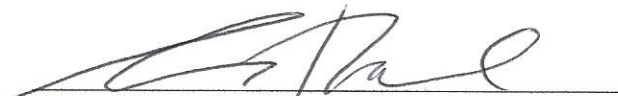
**2.5** The City's regulations require that landscaping, stormwater, and transportation impacts be addressed, which protect against material detriment and adverse effects to surrounding uses. The rezone allows for well-designed future development mitigated per code requirements. The proposal has "merit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

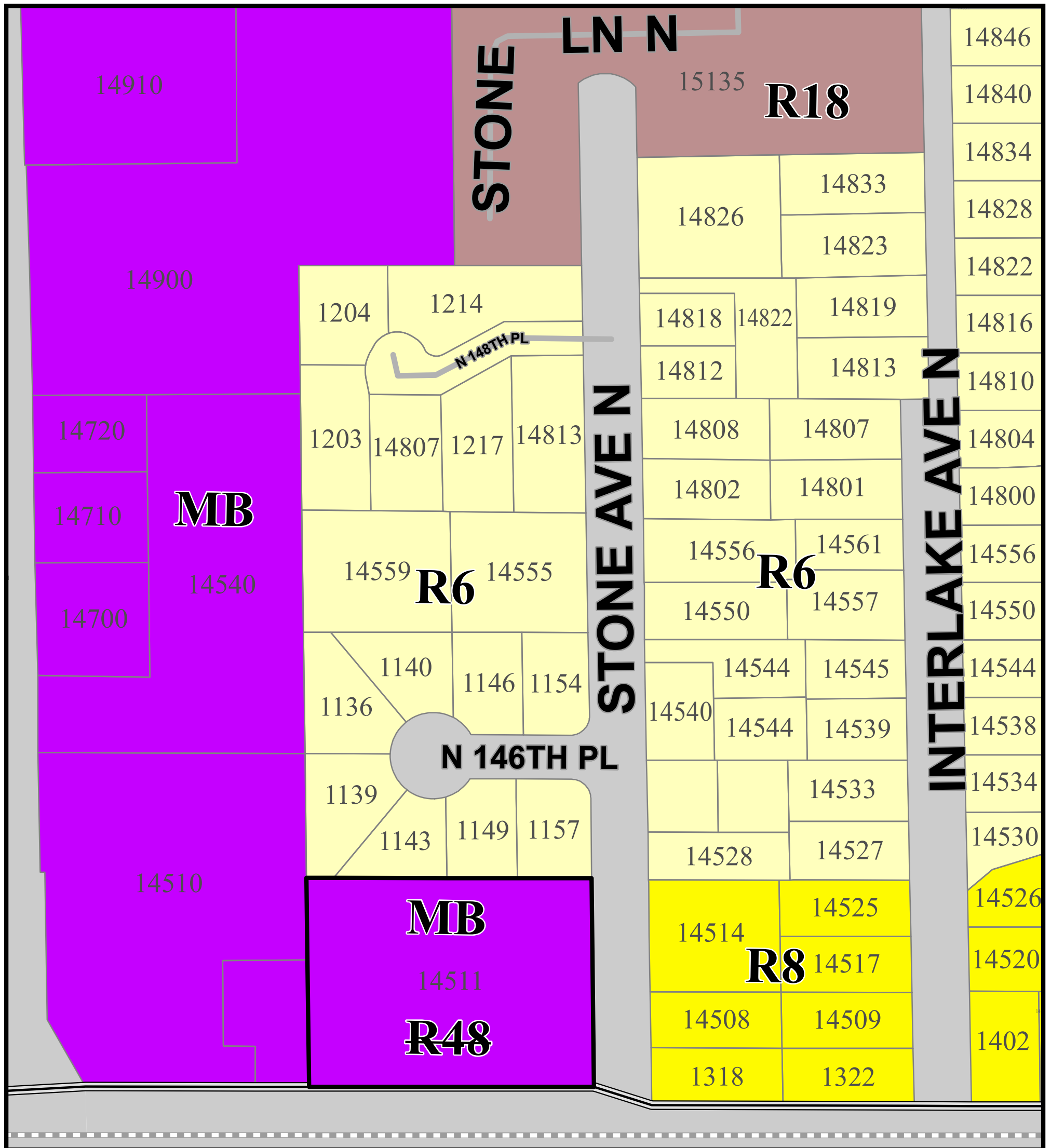
**2.6** While the Council makes the final decision, and may weigh the facts differently or place greater emphasis on other Plan policies, based on the findings above, the Examiner concurs with the Planning Department's analysis and recommends rezone approval.

### **RECOMMENDATION**

The Hearings Examiner, pursuant to the above Findings of Fact and Conclusions of Law, recommends approval of the request to rezone the two properties at 14511 Stone Avenue North and 14507 Stone Avenue North from R-48 to Mixed Business.

THIS RECOMMENDATION is entered this 28th day of August, 2018.


















  
City of Shoreline Hearing Examiner Pro Tem  
Susan Elizabeth Drummond



# 14511 Stone Ave N Rezone





## R-48 to MB

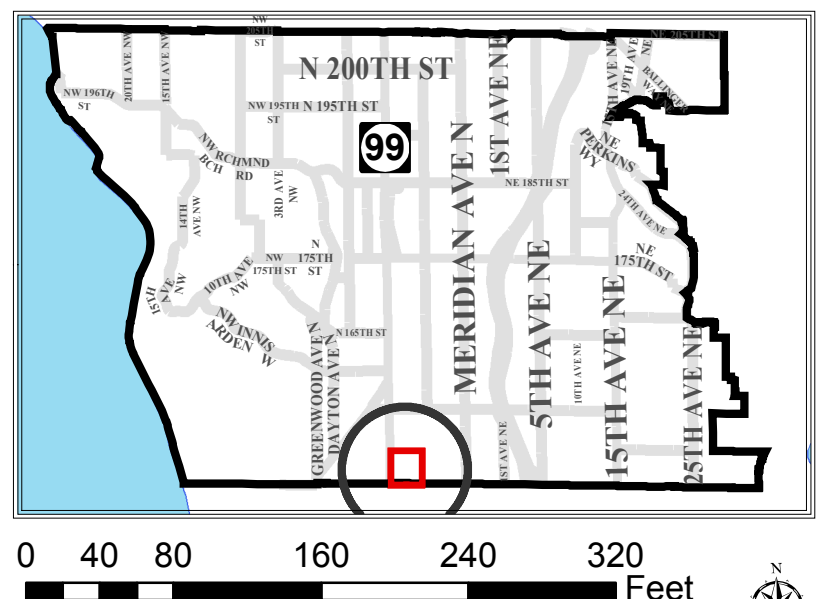
## Zoning Legend

|  |  |   |                                  |
|--|--|---|----------------------------------|
|  | 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

**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  
AUGUST 15, 2018 PUBLIC HEARING**

**Project Name:** Wright Rezone Application

**Project File No.:** PLN18-0019

**REQUEST:** The applicant has requested to rezone two parcels from Residential-48 units per acre (R-48) to Mixed Business (MB).

**GENERAL INFORMATION:**

Applicant: Robert Wright  
The Foundation Group  
2621 Eastlake Ave E  
Seattle, WA 98102

Property Information:

Parcel A– 14511 Stone Avenue N  
Parcel B– 14507 Stone Avenue N  
Owner- 14507-H, LLC, Martin O. Halfhill, Managing Member  
6525 Crown Blvd #20428  
San Jose, CA 95160-0428

These two parcels will be collectively referred to in this Staff Report as “The Property” and individually denoted by address. Even though the legal description references Parcel A and Parcel B, the parcels share a Property Tax Account Number of 182604092.

Legal Description:

**PARCEL A:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET NORTH AND 341 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST



QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;  
THENCE NORTH 242 FEET;  
THENCE EAST 148 FEET;  
THENCE SOUTH 242 FEET;  
THENCE WEST 148 FEET TO THE POINT OF BEGINNING

EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 5761685.

**PARCEL B:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET NORTH AND 489 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;  
THENCE NORTH 252 FEET;  
THENCE EAST 148 FEET;  
THENCE SOUTH 252 FEET;  
THENCE WEST 148 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 5761685.

**PROJECT DESCRIPTION:**

The Applicant requests a rezone of two (2) parcels of land currently zoned Residential 48 units per acre (R-48) to Mixed Business (MB). The Applicant currently has no specific project contemplated as part of this rezone.

**PROPERTY DESCRIPTION:**

The Site Map and Plan (**Attachment 1**) shows an aerial view of The Property and a simplified site plan. The site is approximately 1.5 acres and the current use is the Linden II Apartments, which consists of three buildings (two apartment buildings and a centralized building that contains a pool) with a total of 57 units.

According to the Critical Areas Worksheets attached to the rezone applications (**Attachment 8**), the steepest slopes found on Parcel A and along the front of both parcels is greater than 25 percent. The City's GIS topographic map confirms the topography of the site (**Attachment 5**). 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 A is accessed from N 145<sup>th</sup> Street, which is classified as State Route 523. Parcel B is accessed from Stone Avenue NE, which is classified as a Local Secondary street.

**CURRENT ZONING AND LAND USE:**

The Property is located in the southwest corner of the Parkwood Neighborhood. The Westminster Triangle Neighborhood is to the west, across Aurora Avenue N. The City of Seattle is to the south, across N 145<sup>th</sup> Street.

The City's Comprehensive Plan Land Use Designation Map (**Attachment 4**), shows the Property having a single land use designation of Mixed-Use 1, which is defined by Comprehensive Plan Land Use Policy 9 (LU-9) as follows:

*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**), The Property is currently zoned R-48.

The surrounding area on the Shoreline side of N 145<sup>th</sup> Street has a mix of zoning, including R-6 (single-family, six [6] units per acre), R-8 (eight [8] units per acre), and Mixed Business (MB). The area contains a mix of dwelling units, including single-family; a Walgreens drug store on the property immediately adjacent to the west; a restaurant across N 145<sup>th</sup> Street in Seattle; and other businesses and multifamily housing along Aurora Avenue N.

**PUBLIC NOTICE AND COMMENT:**

Staff analysis of the proposed rezone considered information gathered from a pre-application meeting on December 5, 2017; a neighborhood meeting on June 2, 2018 (**Attachment 6**, Invitation; **Attachment 7**, Summary, which was mailed to attendees on June 26, 2018); 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 and the SEPA notification list, advertised in the *Seattle Times*, and posted on the City's website

on July 2, 2018 (**Attachment 10**). Notice of the August 15, 2018 public hearing (**Attachment 14**) was posted on site, mailed to residents, advertised in the *Seattle Times*, and posted on the City's website on August 1, 2018. The address list for mailings is included as **Attachment 15** and the signed Declaration of Mailing is **Attachment 16**. The Affidavit of Publication will be included as an Exhibit for the public hearing record as soon as the City receives it.

**AGENCY COMMENT AND ENVIRONMENTAL REVIEW:**

The City of Shoreline is acting as Lead Agency for the SEPA review and environmental determination. The SEPA Determination of Nonsignificance (**Attachment 13**) was mailed to the notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes, on July 19, 2018.

The City received one comment from the King County Historic Preservation Program (**Attachment 11**). **Attachment 12** is the Applicant's response.

The Applicant has submitted Certificates of Water Availability for the Property from North City Water District. Staff from Ronald Wastewater District provided information to the Applicant regarding Sanitary Sewer requirements and General Facility Charges during the December 5, 2017 pre-application meeting. Information from the Water and Sewer Districts would be applicable to a potential future development project.

City staff also provided information about Drainage Requirements, Frontage Improvements, and other applicable codes and regulations at the December 5, 2017 pre-application meeting.

**DEPARTMENT ANALYSIS:**

The Applicant requests the rezone of two parcels from R-48 to MB. SMC 20.40.040(C) states the purpose of the non-residential MB zone:

The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors.

In contrast, SMC 20.40.030(C) states the purpose of the 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.

#### Rezone Applications – Legal Standard

Three general rules apply to rezone applications:

1. there is no presumption of validity favoring a rezone;
2. the rezone proponent must demonstrate that circumstances have changed since the original zoning; and
3. the rezone 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 rezone application, when a proposed rezone implements the policies of a comprehensive plan, the rezone 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 rezone should be granted.

#### Decision Criteria – SMC 20.30.320(B)

Decision criteria that the Hearing Examiner must examine for a rezone are set forth in SMC 20.30.320(B). The Applicant provided responses (in **Attachment 9** 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 rezone of property may be approved or approved with modifications if:

#### **1. The rezone is consistent with the Comprehensive Plan.**

##### Applicant's Response:

The property sits adjacent to Walgreens in an area that is "Mixed Use 1" under the City of Shoreline's Comprehensive Plan. The Walgreen parcel is zoned MB, Mixed Business, which is the usage most consistent with both the existing Walgreen's zoning and the "Mixed Use 1" designation of the Comprehensive Plan, and the usage for which we are asking. Another thing of note – the property

is near the intersection of Aurora and 145<sup>th</sup>, a commercial and Rapid Transit corridor where one of Shoreline's light rail stations will be located, which in itself would warrant the high density zoning designation.

**Staff Analysis:**

The site location, directly off of N 145<sup>th</sup> Street and one parcel west of Aurora Avenue N, is near an important intersection of transit corridors. Aurora Avenue N contains Bus Rapid Transit lanes for the King County Metro E Line. N 145<sup>th</sup> Street will be the location of a future Lynnwood Link light rail station. The Comprehensive Plan Goals and Policies listed below articulate the need for additional housing choice and a mix of uses to support neighborhood serving businesses and transit service. Staff believes that an MB zoning designation would facilitate this use mix better than R-48.

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

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

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.

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.

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 MB zoning being more in alignment with the MU1 Land Use Designation, the proposed rezone satisfies SMC 20.30.320(B)(1).

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

**Applicant's Response:**

Conversely, the rezone will *enhance* public health, safety and the general welfare. In fitting with the recently adopted Comprehensive Plan, the site, once redeveloped, will be a piece of land and a building (or buildings) which will be

attractive and will appeal to customers and tenants of sound economic and moral structure, and the surrounding sidewalks and streets will be made wider and safer. Examples abound in the Comprehensive Plan Policy Manual:

- i. Land Use Element
  1. Goal LU II: Establish land use patterns that promote walking biking and using transit to access goods, services, education, employment recreation.
  2. LU9: The Mixed-Use1 (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.
- ii. Housing Element
  1. Goal H1: 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.
  2. H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.
  3. H3: Encourage infill development on vacant or underutilized sites.
- iii. Transportation Element
  1. Goal TV1: Encourage alternative modes of transportation to reduce the number of automobiles on the road, promote a healthy city, and reduce carbon emissions.
  2. T33: Strengthen Aurora Avenue N as a high usage transit corridor that encourages cross-country, seamless service.
  3. T49: Expand the city's pedestrian network. Prioritize projects shown on the Pedestrian System Plan included in the TMP using the following criteria:
    - o Ability to be combined with other capital projects or leverage other funding;
    - o Proximity to a school or park;
    - o Located on an arterial;
    - o Located in an activity center, such as Town Center, North City, Ballinger, or connects to Aurora Avenue N;
    - o Connects to an existing walkway or the Interurban Trail;
    - o Connects to transit; and/or
    - o Links major destinations such as neighborhood businesses, high density housing, schools, and recreation facilities.

Staff Analysis:

The City is currently designing corridor improvements for N 145<sup>th</sup> Street to accommodate increased traffic and multimodal access for the future light rail station. The segment between Interstate 5 and Aurora Avenue N is further divided into three sections. Based on grant funding cycles and existing capital funding commitments within the city, improvements to the segment closest to Aurora (where The Property is located) are unlikely to be funded for at least the next decade. Redevelopment of The Property, which would trigger frontage improvements, could potentially be a way to realize updated sidewalk standards before the City is able to devote capital project resources to this area. Redevelopment would also trigger updated stormwater standards and more efficient building design (through adherence to updated Energy Code requirements) that would also contribute to improved public health, safety, and general 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:

We're not asking for anything different than is the city's intent under the Comprehensive Plan. As it stands now, with the existing zoning of R-48 (48 units per acre), if a developer were to build on the parcel's existing 65,712sf, he or she would be limited to 72 units of residential only, whereas the city's vision for the future of Shoreline in that locale calls for a combination of residential and commercial. The Comprehensive Plan labels it as Mixed Use 1. All we're asking for is the same zoning that was given the adjacent parcel Walgreens in 2016 (MB), which was the intent of the city anyway, since both were given the designation of Mixed Use 1 in the Comprehensive Plan.

Staff Analysis:

The Comprehensive Plan land use designation that would be appropriate for the current R-48 zoning would be High Density Residential. The most common implementing zoning for MU1 is Mixed Business. Given the inconsistency between existing zoning and land use designations for The Property, the rezone is warranted in order to achieve consistency with the Comprehensive Plan.

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:

Again we refer to the specifics laid out in the Comprehensive Plan Manual for the requested zoning under the "Natural Environment Element:"

1. Goal NE V. Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.
2. 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.

**Staff Analysis:**

Potential redevelopment of The Property would result in a more modern building, which would likely include an updated design aesthetic in addition to complying with current Building Code regulations that are more focused on energy efficiency and safety. The Property is located at the “gateway” to Shoreline for people coming from the south, whether to the 145<sup>th</sup> Street light rail station or heading north on Aurora Avenue. The City invested millions of dollars in revitalizing the Aurora Avenue Corridor and expects to see millions of dollars of improvements to the 145<sup>th</sup> Street Corridor from Sound Transit, WSDOT, and other regional entities. New housing development that includes frontage improvements would complement past and proposed investments, and would be unlikely to be materially detrimental to surrounding properties.

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

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

**Applicant's Response:**

At a point in the future when the property is developed under the guidelines of the requested zoning, the public will benefit not only by the aforementioned environmental element above, but economically as well. Once more we quote from the Comprehensive Plan, under the “Economic Development Element.”

1. ED9: Promote land use and urban design that allows for smart growth and dense nodes of transit-supportive commercial activity to promote a self-sustaining local economy.
2. ED12: Revitalize commercial business districts, and encourage high density mixed-use in these areas.
3. ED21: Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.
4. ED27: Develop a vision and strategies for creating dense mixed-use nodes anchored by Aurora’s retail centers, including how to complement, support, and connect them with mid-rise residential, office, and destination retail buildings.

**Staff Analysis:**



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

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 PLN18-0019. The two parcels identified in this Staff Report should be rezoned to Mixed Business (MB).

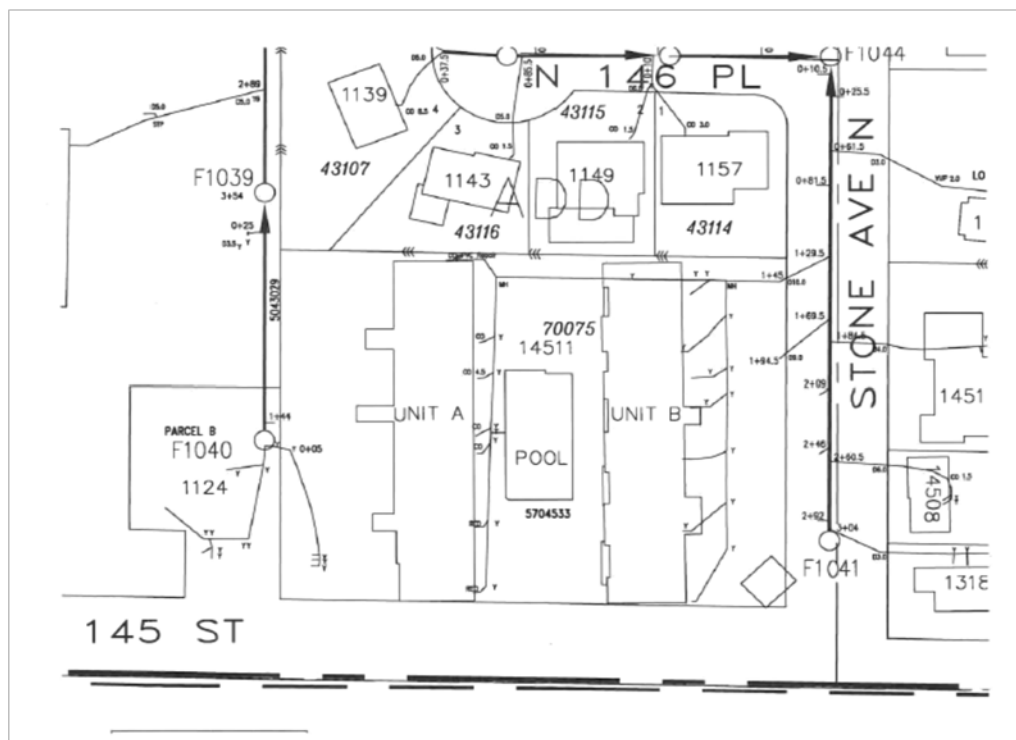
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Miranda Redinger, AICP, Senior Planner  
August 1, 2018

**Attachments:**

1. Site Map and Plan
2. Vicinity Map
3. Zoning Map
4. Current Comprehensive Plan Map (adopted 2012)
5. Critical Areas Map
6. Neighborhood Meeting Invite
7. Neighborhood Meeting Summary
8. Application
9. Purpose Statement and Rezone Criteria
10. Notice of Application
11. SEPA Comment Received
12. Applicant Response to Comment
13. SEPA Determination of Nonsignificance (DNS)
14. Notice of Public Hearing
15. Mailing List
16. Declaration of Mailing
17. Signed SEPA Checklist

## Attachment 1- Site Map and Plan

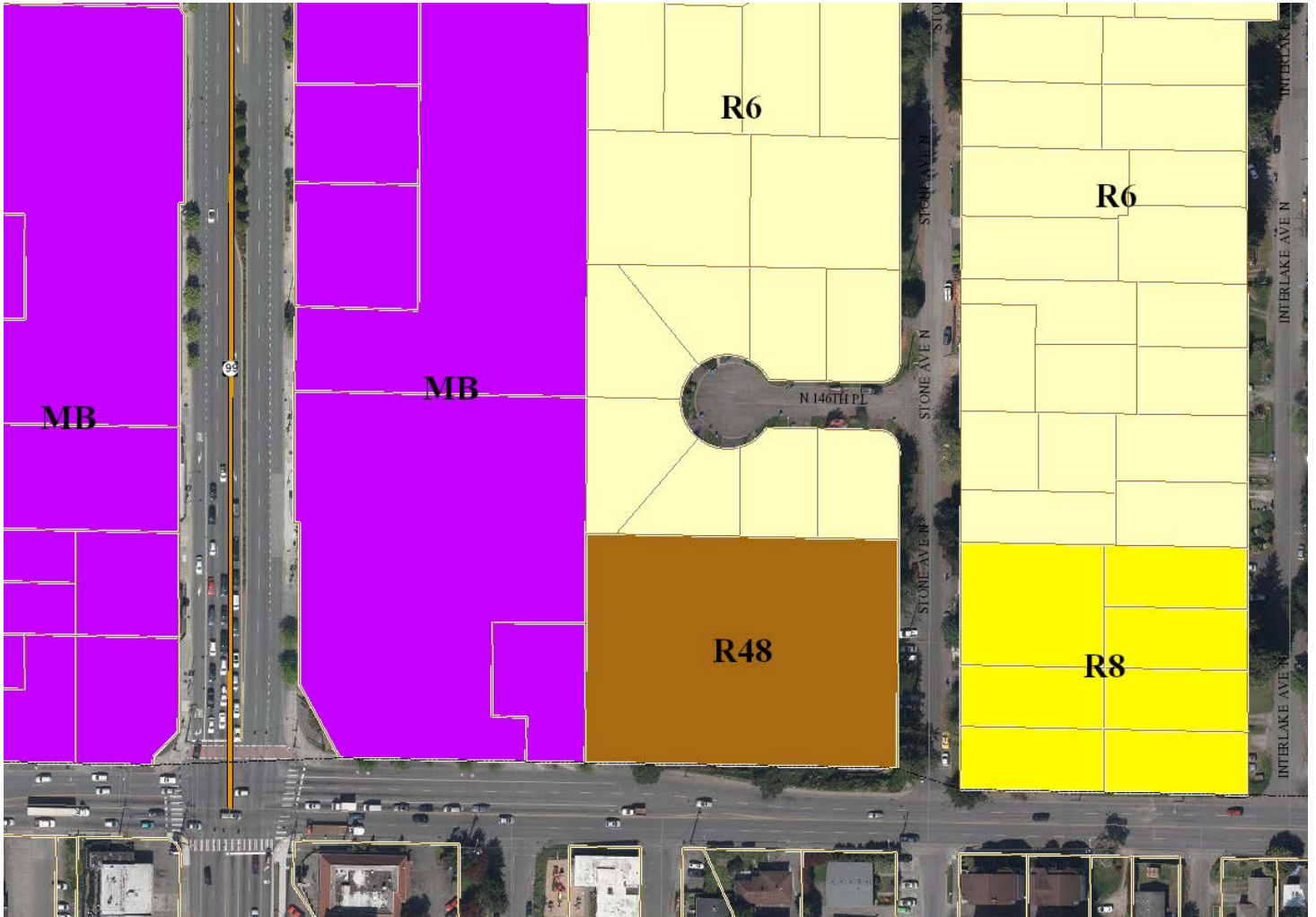




Attachment 2- Vicinity Map

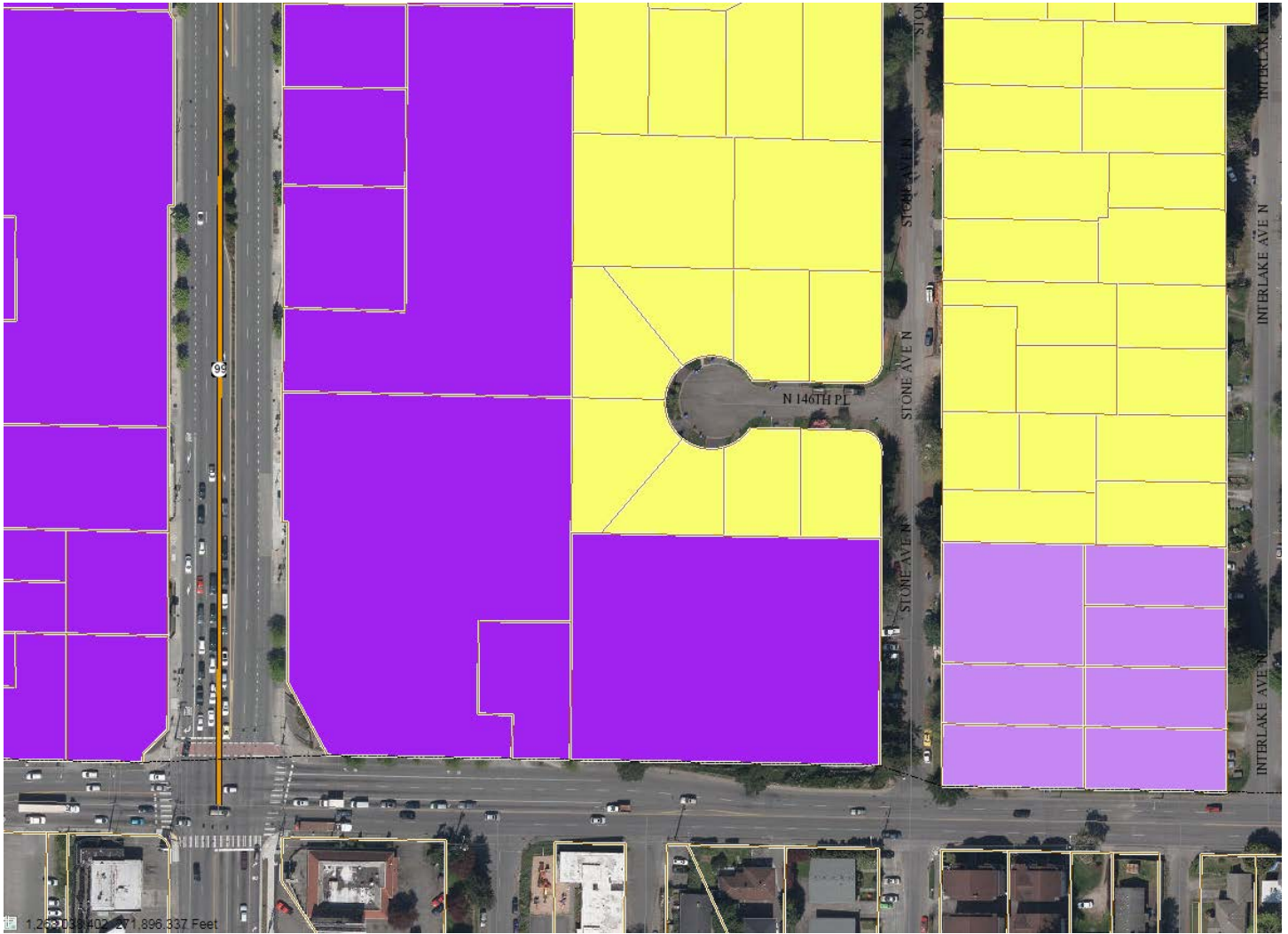


**Attachment 3- Zoning Map**



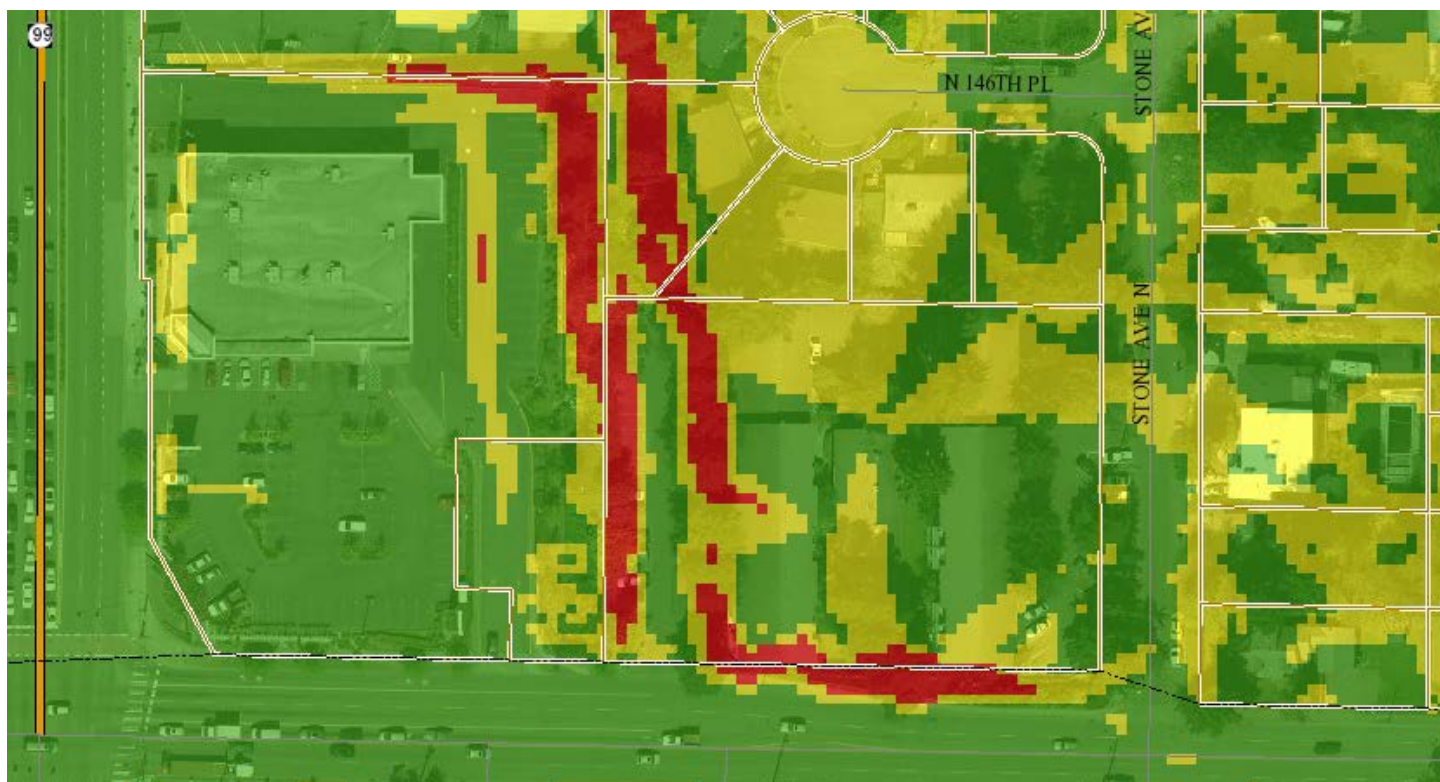


Attachment 4- 2012 Comprehensive Plan Map



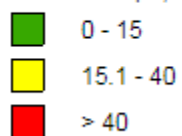
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institution/Campus
- Planned Area 3
- Mixed Use 2
- Mixed Use 1

**Attachment 5- Critical Areas Map**



**Percent Slope**

Percent Slope, 2001





## Attachment 6- Neighborhood Meeting Invite

Dear Neighbor: A second "Neighborhood Meeting" will be held on Saturday, 6/2/2018 at 3:30pm to explain the proposed rezone of the property at 14511 Stone Ave. N. (The Linden II Apartments), from it's present zoning of R-48 (48 units per acre) to MB, Mixed-Use Business, which is more in line with the city's plan for the future of Shoreline to better accommodate the transit corridor of 145th. If you attended the neighborhood meeting of December 7th, 2017, no new information will be presented. This meeting is being held for procedural reasons only.



**When:** Saturday, 6/2/2018

**Where:** Shoreline Public Library, 345 NE 175th

**Time:** 3:30pm

**Purpose:** To answer questions about the upcoming rezone of the Linden II Apartments at 14511 Stone Ave N. The rezone being proposed is from the present R-48 to MB (Mixed Business). While no construction is currently being planned, the zoning will allow for apartments having a height limit of 70 feet with retail on the ground floor. Examples might be, in addition to professional office space, bookstores, restaurants, amusement arcades, maybe coffee shops and deli's. Sidewalks would also be widened and improved.

**Attachment 7- Neighborhood Meeting Summary**

Kathy Gold was told her property is R-48 too, though it didn't seem so from the map, and would like a clarification. She would like to have hers rezoned as well, wanted to know if hers fell within the MB Comp Plan portion. Wanted to know if she could somehow become involved with our process.

Ragen & Mitch think it's a good thing, would like the cars and trash that sometimes litters the city portion along Stone. I told her Linden II's manager would start doing that along the strip that runs adjacent to Linden II. Ragen laughed and said she would be especially supportive of a rezone if a PCC went in.

Barna Musci thinks it's a good thing, thinks it will enhance values all along 145<sup>th</sup> and North along Stone.

Michelle and Sebastian moved to Richmond Beach but are renting their house in the area. She was on the planning commission and had strong thoughts about what should happen with the area. If developed she would like a portion of the property developed – in conjunction with the construction – into a “pocket park” for the kids, and a pass-through down at the end of Stone to access Interlake Ave N. “Have you ever tried pushing a stroller up Stone and then down 145<sup>th</sup> to Aurora, with kids jumping every which way?” Sidewalk along 145<sup>th</sup> needs to be widened with a setback requirement for the building. Maybe install a bike lane?

Trang Fly was less vocal, but also thought it was a “thing that needed to happen.”

All seemed disappointed that no construction was imminent.



## Attachment 8- Application

DocuSign Envelope ID: 1898F734-6A84-41D2-907D-50808ECCECF3B



## City of Shoreline

## Planning &amp; 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

Print Form

## PERMIT APPLICATION

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

Project Address 14511 Stone Ave N, Shoreline, WA "The Linden II Apartments"  
(Leave blank if address is not assigned)

Parcel Number (Property Tax Account Number) 182604092

Legal Description See Attached

Attach separate sheet for long Legal Description

## PROPERTY OWNER INFORMATION

Name 14507-H, LLC, Martin O. Halfhill, its managing member Email lin2tr3@prodigy.net

Address 6525 Crown Blvd #20428 City San Jose State CA Zip 95160-0428

Phone 408-268-0871 Phone Cell 408-476-6399

## Owner's Authorized Agent

Name Robert Wright, The Foundation Group Email robertwright@tfgre.com

Address 2621 Eastlake Ave E City Seattle State WA Zip 98102

Phone 206-224-1213 Phone Cell 206-619-3274

## 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

We are asking for a rezone from the present R-48 to MB (Mixed Business) to meet the recently adopted Comprehensive Plan of Mixed Use 1. There is no construction being planned. The owner is requesting the rezone because it fits with the city's vision for the future of the area and because he's hopeful it will enhance the property's value for when he passes it on to his children.

Construction Value

## CONTRACTOR INFORMATION

Company Name N/A. There is no construction being planned.

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).

DocuSigned by:

Marty Halfhill

Signature of PROPERTY OWNER

Signature of AUTHORIZED AGENT

Date 6/5/2018 5:34:12 PM

## 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:

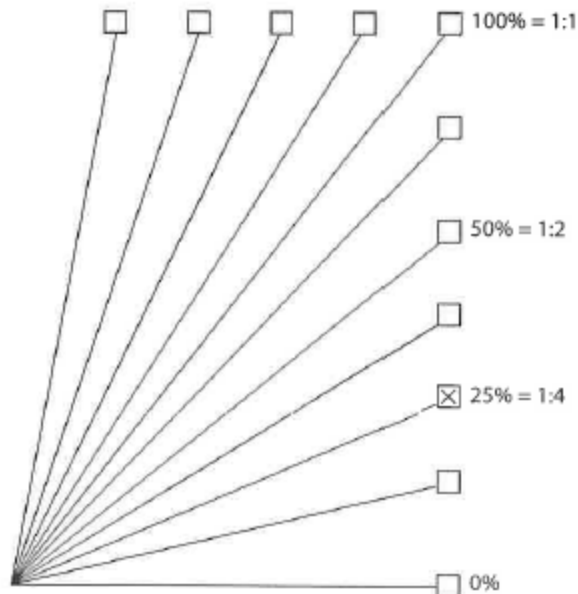
Most of the property is fairly flat and level, 0-5%. There is a small portion parallel to 145th that slopes (25%) to a rockery that then drops four or five feet to the barbeque area. Then there's a portion to the west where there is a retaining wall and a rockery. See the attached land survey and aerial photo.

Who prepared this information? Robert Wright

### 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.)



1) **Purpose:** The purpose of rezoning the Linden II parcel is twofold – to be consistent with the recently adopted comprehensive plan and thereby work to enhance the livability and beauty of the area and to enhance the value of the asset for the owner and the owner’s children. There currently is no planned redevelopment of the parcel. The owner only wants to pass along to his children an asset which will be safe and will grow in value. Someday it will be developed though, either by the owner’s children or through a sale to a developer, and when that happens, it would be to everyone’s benefit that it be done through the eyes of what the city planners and the citizens of Shoreline have envisioned for the area.

2) **Decision Criteria:**

a. **The rezone is consistent with the Comprehensive Plan;** the property sits adjacent to Walgreens in an area that is “Mixed Use 1” under the City of Shoreline’s Comprehensive Plan. The Walgreen parcel is zoned MB, Mixed Business, which is the usage most consistent with both the existing Walgreen’s zoning and the “Mixed Use 1” designation of the Comprehensive Plan, and the usage for which we are asking. Another thing of note – the property is near the intersection of Aurora and 145<sup>th</sup>, a commercial and Rapid Transit corridor where one of Shoreline’s light rail stations will be located, which in itself would warrant the high density zoning designation.

b. **The rezone will not adversely affect the public health safety, or general welfare.** Conversely, the rezone will *enhance* public health, safety and the general welfare. In fitting with the recently adopted Comprehensive Plan, the site, once redeveloped, will be a piece of land and a building (or buildings) which will be attractive and will appeal to customers and tenants of sound economic and moral structure, and the surrounding sidewalks and streets will be made wider and safer. Examples abound in the Comprehensive Plan Policy Manual:

i. Land Use Element

1. Goal LU II: Establish land use patterns that promote walking biking and using transit to access goods, services, education, employment recreation.
2. LU9: The Mised-Use1 (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.

ii. Housing Element

1. Goal H1: 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.

2. H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.
3. H3: Encourage infill development on vacant or underutilized sites.

iii. Transportation Element

1. Goal TV1: Encourage alternative modes of transportation to reduce the number of automobiles on the road, promote a healthy city, and reduce carbon emissions.
  2. T33: Strengthen Aurora Avenue N as a high usage transit corridor that encourages cross-country, seamless service.
  3. T49: Expand the city's pedestrian network. Prioritize projects shown on the Pedestrian System Plan included in the TMP using the following criteria:
    - Ability to be combined with other capital projects or leverage other funding;
    - Proximity to a school or park;
    - Located on an arterial;
    - Located in an activity center, such as Town Center, North City, Ballinger, or connects to Aurora Avenue N;
    - Connects to an existing walkway or the Interurban Trail;
    - Connects to transit; and/or
    - Links major destinations such as neighborhood businesses, high density housing, schools, and recreation facilities.
- c. **The rezone is warranted in order to achieve consistency with the Comprehensive Plan;** we're not asking for anything different than is the city's intent under the Comprehensive Plan. As it stands now, with the existing zoning of R-48 (48 units per acre), if a developer were to build on the parcel's existing 65,712sf, he or she would be limited to 72 units of residential only, whereas the city's vision for the future of Shoreline in that locale calls for a combination of residential and commercial. The Comprehensive Plan labels it as Mixed Use 1. All we're asking for is the same zoning that was given the adjacent parcel Walgreens in 2016 (MB), which was the intent of the city anyway, since both were given the designation of Mixed Use 1 in the Comprehensive Plan.
- d. **The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone;** Again we refer to the specifics laid out in the Comprehensive Plan Manual for the requested zoning under the "Natural Environment Element:"
1. Goal NE V. Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and

promotion of efficient and effective solutions for transportation, clean industries, and development.

2. 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.

e. **The rezone has merit and value for the community;** at a point in the future when the property is developed under the guidelines of the requested zoning, the public will benefit not only by the afore mentioned environmental element above, but economically as well. Once more we quote from the Comprehensive Plan, under the “Economic Development Element.”

1. ED9: Promote land use and urban design that allows for smart growth and dense nodes of transit-supportive commercial activity to promote a self-sustaining local economy.
2. ED12: Revitalize commercial business districts, and encourage high density mixed-use in these areas.
3. ED21: Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.
4. ED27: Develop a vision and strategies for creating dense mixed-use nodes anchored by Aurora’s retail centers, including how to complement, support, and connect them with mid-rise residential, office, and destination retail buildings.

Attachment 10- Notice of Application



**Notice of Rezone Application  
and Optional SEPA DNS Process**

**Posting Date:** July 2, 2018

**Name of Applicant and Application No.:** Wright, PLN18-0019

**Location & Description of Project:** 14511 and 14507 Stone Avenue N, Shoreline, WA 98133. The applicant has requested to rezone two parcels, totaling approximately 1.5 acres, from Residential-48 units per acre (R-48) to Mixed Business (MB). No development project is proposed as part of this application.

**Application Submitted & Complete:** June 25, 2018.

**Project Manager Name & Phone #:** Miranda Redinger, AICP. 206-801-2513.

**Project Information:** Total Lot Area: 65,404 square feet      Maximum Height: 70 ft  
Proposed Zone MB (Mixed Business)      Minimum Lot Size: N/A

**Environmental Review:** The proposed project has been reviewed for probable adverse impacts and the City expects to issue a SEPA Determination of Nonsignificance (DNS) on this project as provided in WAC 197-11-355. **The SEPA comment period may be the only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

**Public Comment:** The SEPA public comment period ends Friday, July 16, 2018 at 5:00 p.m.

Written comments can be submitted by the following methods:

**Mail:** City of Shoreline, Attn: Miranda Redinger  
17500 Midvale Avenue N, Shoreline, WA 98133

**Fax:** (206) 801-2788

**Email:** mredinger@shorelinewa.gov

You may also request a copy of the decision on the application once it has been made.

**Development Regulations Used and Environmental Documents submitted:**

Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, and Transportation Master Plan are available on the City's website at [www.shorelinewa.gov](http://www.shorelinewa.gov) or from the Permit Center at City Hall, 17500 Midvale Avenue N., Shoreline, WA 98133. The full application and all associated documents, including the Environmental Checklist, are also available for review at the Permit Center.

**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.

17500 Midvale Avenue N, Shoreline, Washington 98133-4905  
Telephone (206) 801-2500 Fax (206) 801-2788 [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov)

# The Seattle Times

RECEIVED  
JUL 05 2018  
PCD

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

Shoreline, WA 98133-4905

Re: Advertiser Account # 100164  
Ad #: 823410

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                     | 07/02/18 |

Agent Ayan Abshir Signature Ayan Abshir

Subscribed and sworn to before me on JULY 2, 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 #: 823410

Agency Account #: 0

Agency Name:



## AD TEXT

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

Application No: PLN18-0019

Project Description: Rezone of two (2) parcels of land, totaling approximately 1.5 acres, from Residential-48 units per acre (R-48) to Mixed Business (MB). No development project is proposed in conjunction with this rezoning.

Project Location: 14507 Stone Avenue N, 14511 Stone Ave N, Shoreline, WA

Applicant: Robert Wright

The proposed project has been reviewed for probable adverse impacts and the City expects to issue a SEPA Determination of Nonsignificance (DNS) for this project as provided in WAC 197-11-355. The SEPA comment period may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

The SEPA public comment period ends Friday, July 16, 2018 at 5:00 p.m.

Written comments can be submitted by the following methods:

Mail: City of Shoreline,  
Attn: Miranda Redinger  
17500 Midvale Avenue N  
Shoreline, WA 98133

Fax: (206) 801-2788

Email: [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov)

Copies of the full application and all associated documents, including SEPA documents, and applicable codes are available for review at the Permit Center at City Hall, 17500 Midvale Avenue N, Shoreline, WA.

Date of Issuance of Notice: July 2, 2018



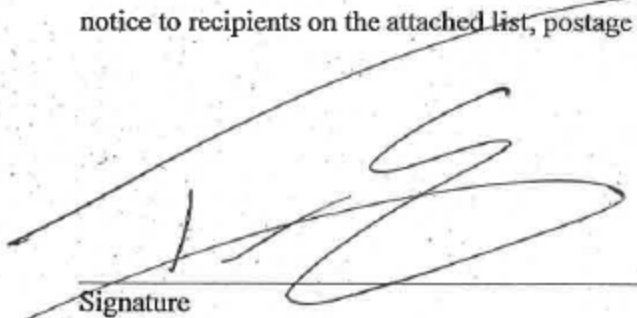


17000 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500

### 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 2<sup>nd</sup>, 2018

  
Signature

Dated this 2<sup>nd</sup> day of July, 2018 at Shoreline, Washington.

Project #:

PN 18-0019

Attachment 12- SEPA Comment Received July 12, 2018

Good afternoon Ms. Redinger,

As the historic preservation service provider for the City of Shoreline, our office is made aware of all SEPA related projects in the city. I recently reviewed the SEPA checklist for this project, the rezoning of 14511 and 14507 Stone Avenue N, from R-48 to MB. In our opinion, the preparer of the SEPA Environmental Checklist erred in their answer to B.13.a when they suggested there were no buildings on the site that are over 45 years old and eligible for listing in national, state, or local preservation registers. In our opinion, the Linden II Apartments, constructed in 1964, are an intact, representative example of a mid-century low-rise apartment building and may be eligible for listing as a City of Shoreline landmark.

We realize this rezone doesn't entail demolition of this potentially historic property, at present, but the rezone would make the current use non-conforming, and the likelihood of the apartments being replaced in the near future with larger, more commercial buildings is very high. We would encourage your office to consider the possibility of a mitigated DNS in order to have the applicant prepare some documentation on the history of the building, in order to determine whether it would be locally eligible for landmark designation.

Thank you for this consideration, and don't hesitate to contact me if you have further questions.

Sincerely,

**J. Todd Scott, AIA**

**Preservation Planner/Architect**

King County Historic Preservation Program | 201 S. Jackson Suite 700 | Seattle, WA 98104  
206.477.4545 | [todd.scott@kingcounty.gov](mailto:todd.scott@kingcounty.gov) | [www.kingcounty.gov/landmarks](http://www.kingcounty.gov/landmarks)

*Like us on Facebook – King County Historic Preservation*



## 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:        | July 19, 2018   |
| PROponent:               | Robert Wright   |
| APPLICATION NO.:         | PLN18-0019  |
| LOCATION OF PROPOSAL:    | 14507 Stone Avenue N; 14511 Stone Ave N, Shoreline, WA 98133  |
| DESCRIPTION OF PROPOSAL: | The applicant has requested to rezone two parcels, totally approximately 1.5 acres, from Residential-48 units per acre (R-48) to Mixed Business (MB). |
| LEAD AGENCY:             | Approval of this application requires a public hearing before the City Hearing Examiner and final approval by the Shoreline City Council.             |
| PUBLIC HEARING:          | Wednesday, August 8, 2018   |

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

The City of Shoreline, as lead agency for this proposal, 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 completed 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 after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. The City will not act on this proposal for 15 days from the date below.

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

|       |         |   |
|-------|---------|---|
| DATE: | 7/17/18 | SIGNATURE:  |
|-------|---------|---|

#### PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

This DNS may be appealed by any aggrieved person or agency 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 not later than 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 and all related documents, including this SEPA Determination of Nonsignificance, are available for review at the Shoreline City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development; or by contacting Miranda Redinger, AICP, Senior Planner at [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov) or by calling 206-801-2513.



**Notice of Public Hearing of the Hearing Examiner**

Applicant, Application No. and Permit Requested: Wright, PLN18-0019 Rezone

Location & Description of Project: 14507 and 14511 Stone Avenue N, Shoreline, WA 98133. The applicant has requested to rezone two parcels from Residential-48 units per acre (R-48) to Mixed Business (MB).

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 Wednesday, August 15, 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.

17500 Midvale Avenue N, Shoreline, Washington 98133-4905  
Telephone (206) 801-2500 Fax (206) 801-2788 [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov)

**Attachment 15- Mailing List**

|   |   |  |
|---|---|--|
| KIM YOUNG KYUN<br>4116 216th Pl SE<br>Bothell, WA 98021-7294                      | WALGREEN CO<br>PO Box 1159<br>Deerfield, IL 60015-6002                  | SHELL US TAX ORG<br>PO Box 4369<br>Houston, TX 77210-4369                  |
| GOOD KIMBERLY S (TRUSTEE)<br>15600 37th Ave NE<br>Lake Forest Park, WA 98155-6629 | 14507 H LLC<br>PO Box 20428<br>San Jose, CA 95160-0428                  | BARTANEN DAVID A+JANICE C<br>13214 Frazier Pl NW<br>Seattle, WA 98177-4133 |
| CONNER & RUBIN LLC<br>8043 Wallingford Ave N<br>Seattle, WA 98103-4535            | JEN CON LLP<br>1300 N Northlake Way # 400<br>Seattle, WA 98103-8987     | JOHANSON EINAR & A M<br>7112 35th Ave NW<br>Seattle, WA 98117-4726         |
| KAIRALLA KATHERINE<br>597 N 81ST ST<br>SEATTLE, WA 98103                          | LEUNG CHEE-MING<br>PO Box 77231<br>Seattle, WA 98177-0231               | MITHOUG C E<br>PO Box 33991<br>Seattle, WA 98133-0991                      |
| PHILLIPS MARK I+KAREN<br>PO Box 77382<br>Seattle, WA 98177-0382                   | Shoreline Resident<br>14530 Interlake Ave N<br>Shoreline, WA 98133-6240 | Shoreline Resident<br>14561 Interlake Ave N<br>Shoreline, WA 98133-6239    |
| Shoreline Resident<br>14540 STONE AVE N<br>SHORELINE, WA 98133                    | Shoreline Resident<br>PO Box 77767<br>Shoreline, WA 98177-0767          | Shoreline Resident<br>1217 N 148th Pl<br>Shoreline, WA 98133-6210          |
| Shoreline Resident<br>14801 Interlake Ave N<br>Shoreline, WA 98133-6241           | Shoreline Resident<br>14544 Stone Ave N<br>Shoreline, WA 98133-6218     | Shoreline Resident<br>14808 Stone Ave N<br>Shoreline, WA 98133-6220        |
| Shoreline Resident<br>14525 Interlake Ave N<br>Shoreline, WA 98133-6239           | Shoreline Resident<br>14550 Stone Ave N<br>Shoreline, WA 98133-6218     | Shoreline Resident<br>14508 Stone Ave N<br>Shoreline, WA 98133-6218        |
| Shoreline Resident<br>1322 N 145th St<br>Shoreline, WA 98133-6204                 | Shoreline Resident<br>1318 N 145th St<br>Shoreline, WA 98133-6204       | Shoreline Resident<br>1149 N 146th Pl<br>Shoreline, WA 98133-6207          |
| Shoreline Resident<br>14555 Stone Ave N<br>Shoreline, WA 98133-6217               | Shoreline Resident<br>14807 Stone Ave N<br>Shoreline, WA 98133-6219     | Shoreline Resident<br>14700 Aurora Ave N<br>Shoreline, WA 98133-6546       |

## ***Attachment B***

Shoreline Resident  
14544 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14545 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
14546 STONE AVE N  
SHORELINE, WA 98133

Shoreline Resident  
14514 Stone Ave N  
Shoreline, WA 98133-6218

Shoreline Resident  
1139 N 146th Pl  
Shoreline, WA 98133-6207

Shoreline Resident  
14556 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14556 Stone Ave N  
Shoreline, WA 98133-6218

Shoreline Resident  
1140 N 146th Pl  
Shoreline, WA 98133-6208

Shoreline Resident  
14807 Interlake Ave N  
Shoreline, WA 98133-6241

Shoreline Resident  
14520 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
1154 N 146th Pl  
Shoreline, WA 98133-6208

Shoreline Resident  
14533 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
1146 N 146th Pl  
Shoreline, WA 98133-6208

Shoreline Resident  
14557 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
19519 22nd Ave NW  
Shoreline, WA 98177-2319

CURD KEVIN  
PO Box 110  
Snoqualmie Pass, WA 98068-0110

Shoreline Resident  
14802 Stone Ave N  
Shoreline, WA 98133-6220

Shoreline Resident  
14517 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
14538 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14539 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
14526 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14559 Stone Ave N  
Shoreline, WA 98133-6217

Shoreline Resident  
14550 Interlake Ave N  
Shoreline, WA 98133-6240

ZAHNOW BROTHERS  
25226 S Queen Palm Dr  
Sun Lakes, AZ 85248-7951



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 Aug 1<sup>st</sup> 2018.

Signature

Dated this 1<sup>st</sup> day of August, 2018 at Shoreline, Washington.

Project #:

PLN18-0019

**SEPA ENVIRONMENTAL CHECKLIST*****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:*** [help]

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 you can 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:*** [help]

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** [help]

1. Name of proposed project, if applicable: [help] THERE IS NO PROJECT PLANNED
2. Name of applicant: [help] MARTIN HALFHILL
3. Address and phone number of applicant and contact person: [help] 6525 CROWN BLVD #20406  
SAN JOSE CA 95160  
408-268-0871
4. Date checklist prepared: [help] 6/12/2018
5. Agency requesting checklist: [help] THERE IS NO AGENCY INVOLVED.
6. Proposed timing or schedule (including phasing, if applicable): [help] THERE IS NO CONSTRUCTION BEING PLANNED.



7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] THE SITE CONTAINS EXISTING ROCKERY WALLS.
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. [help] NONE
10. List any government approvals or permits that will be needed for your proposal, if known. [help] NONE. NO PROJECT PLANNED
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.) [help] N/A. THE OWNER SIMPLY WANTS THE ZONING CHANGE TO FIT WITH THE CITY'S COMP PLAN, TO ADD VALUE TO THE PROPERTY
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. [help] 14511 STONE AVE N, THE LINDEN II APARTMENTS

## **B. ENVIRONMENTAL ELEMENTS [help]**

### **1. Earth**

- a. General description of the site [help]  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other THE PROPERTY IS MOSTLY FLAT WITH SOME STEEP SLOPE AND ROCKERY WALLS. SEE ATTACHED SURVEY.
- b. What is the steepest slope on the site (approximate percent slope)? [help] 25%
- 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. [help] ?

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) 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. [\[help\]](#) N/A No PROJECT PLANNED
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) No. NO PROJECT OR CONSTRUCTION PLANNED.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) N/A

## 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. [\[help\]](#) N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) N/A

## 3. Water

- a. Surface Water: [\[help\]](#)
- 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. [\[help\]](#)  
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. [\[help\]](#)  
N/A
  - 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. [\[help\]](#)  
N/A
  - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
N/A

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

[help] 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. [help]

No

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. [help]

NO THERE IS NO WELL

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. [help]

NONE

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. [help]

FRENCH DRAINS DIRECT WATER INTO COLLECTION AREAS.

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

No

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

No

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

THERE IS NOT A WATER PROBLEM AND NO CONSTRUCTION IS BEING PLANNED.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

☐ 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? [help]

NONE

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

NONE

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

N/A NO CONSTRUCTION IS PLANNED.

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

NONE

## 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: [help]

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

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

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

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

NONE

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

NO

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

NONE

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

NONE

## 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. [help]

NO PROJECT IS PLANNED

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

N/A

- 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: [help]

NONE BECAUSE NO PROJECT IS BEING PLANNED HOWEVER THE EXISTING BUILDINGS HAVE DOUBLE PANE WINDOWS AND SOLAR POWERED VENTS IN THE ATTICS.

## 7. Environmental health

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

NO

- 1) Describe any known or possible contamination at the site from present or past uses.  
NONE KNOWN
- 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.  
N/A
- 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.  
N/A
- 4) Describe special emergency services that might be required.  
NONE - NO PROJECT PLANNED.
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
N/A

## b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]  
N/A, SINCE THERE IS NO PROJECT
- 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. [help]  
N/A
- 3) Proposed measures to reduce or control noise impacts, if any: [help]  
N/A

## 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. [help] MULT-FAMILY (INDIAN II APTS); WALGREENS TO THE WEST; LAS MARGARITAS TO SOUTH; SINGLE FAMILY TO NORTH AND EAST.
- 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? [help] 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. [help]  
THREE APARTMENT BUILDINGS HOUSING 57 UNITS
- d. Will any structures be demolished? If so, what? [help]  
No
- e. What is the current zoning classification of the site? [help]  
R-4B
- f. What is the current comprehensive plan designation of the site? [help]  
MIXED USE I
- g. If applicable, what is the current shoreline master program designation of the site? [help]  
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] SMALL PARTS HAVE BEEN IDENTIFIED AS STEEP SLOPES; SEE ATTACHED MAP AND SURVEY

i. Approximately how many people would reside or work in the completed project? [help]  
N/A

j. Approximately how many people would the completed project displace? [help]  
N/A

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]  
N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] THE PROPOSED ZONING IS COMPATIBLE WITH EXISTING COMPREHENSIVE PLAN ADOPTED BY THE CITY

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

#### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]  
N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]  
NO UNITS ELIMINATED

c. Proposed measures to reduce or control housing impacts, if any: [help]  
N/A

#### 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? [help]  
N/A

b. What views in the immediate vicinity would be altered or obstructed? [help]  
N/A

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]  
N/A

#### 11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]  
N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]  
NO - NO CONSTRUCTION PROJECT IS PLANNED

c. What existing off-site sources of light or glare may affect your proposal? [help]  
NONE

d. Proposed measures to reduce or control light and glare impacts, if any: [help]  
N/A

#### 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]  
 SHOREVIEW OFF-LEASH PARK & BOILING CREEK PARK  
 ARE WITHIN A FIVE-MINUTE DRIVE

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

NO, BECAUSE NO PROJECT IS BEING PLANNED

### 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. [help]

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. [help]

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. [help] N/A

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.

NONE - NO CONSTRUCTION PLANNED

### 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. [help]

N. 145TH & AURORA; ACCESS IS OFF OF 145TH & STONE AVE N

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? [help]

YES, LOOMING LIGHT RAIL AND EXISTING BUS STOPS, SEE SUPPLEMENT 14

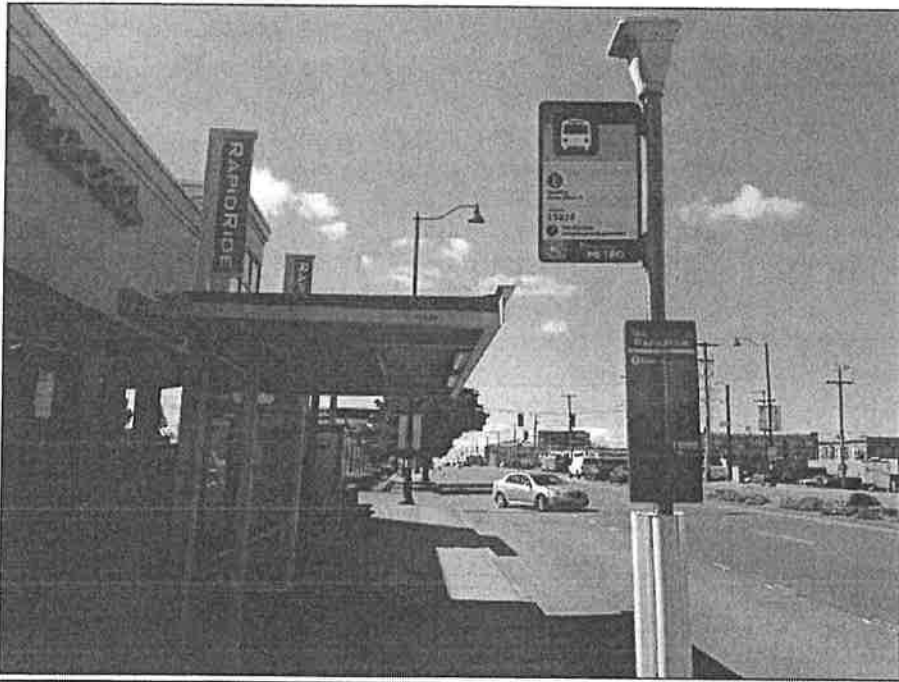
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

N/A

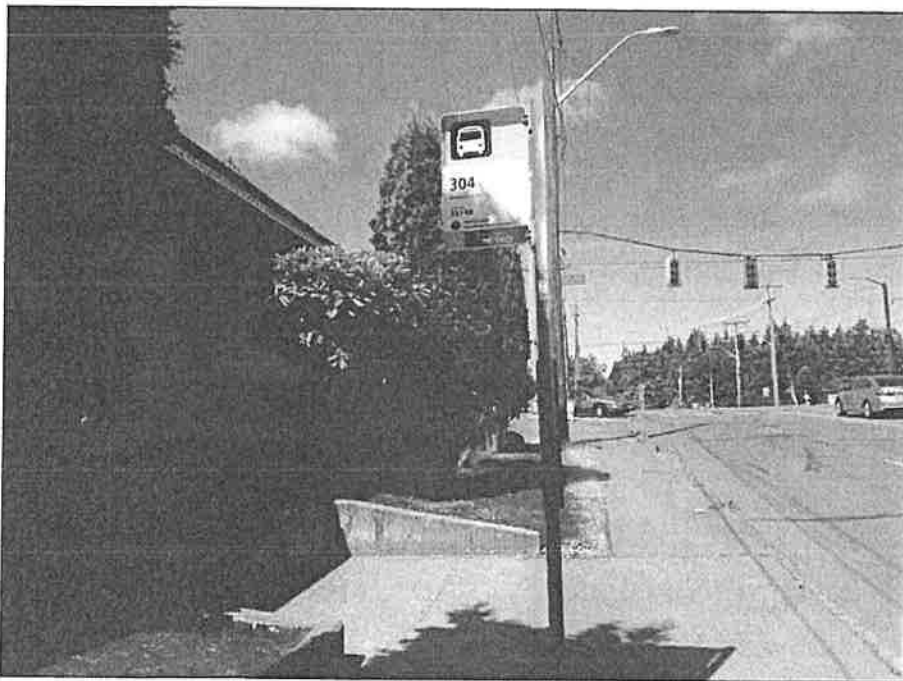
d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

N/A

**Supplement to SEPA Environmental Checklist #14 (b) Transportation  
(Bus Access for Linden II Apartments—14511 Stone Ave N)**



King County "Rapid Ride" is one block to the west at 145th and Aurora. The line runs both north and south. With Rapid Ride the bus comes so often there is no schedule. You just show up and in a few minutes one comes. The northbound stop is on the northeast corner in front of Walgreens. The southbound stop is on the southeast corner by Hertz Rent-a-Car.



King County Metro Route 304 runs east and west along N 145th with four stops in the morning and four stops in the afternoon, serving Downtown Seattle. There are stops all along 145th, the closest one to Linden II being the eastbound bus stop right across the street in front of the Las Margaritas parking lot (pictured above). The westbound bus-stop is one half block to the east of Linden II between Stone N and Interlaken N.



- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] NO PROJECT PLANNED, BUT LIGHT RAIL IS COMING AND EXISTING TRANSIT RUNS ADJACENT ON 145!
- 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? [help]  
N/A
- 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.  
N/A
- h. Proposed measures to reduce or control transportation impacts, if any: [help]  
N/A

### 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. [help]  
N/A
- b. Proposed measures to reduce or control direct impacts on public services, if any. [help]  
N/A

### 16. Utilities

- a. Circle utilities currently available at the site: [help]  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- 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. [help]  
N/A

### C. SIGNATURE [HELP]

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 ROBERT S. WRIGHT

Position and Agency/Organization THE FOUNDATION GROUP

Date Submitted: 6/15/2018

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]

(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?

N/A QUESTIONS IN THIS SECTION DO NOT APPLY, SINCE NO PROJECT IS PLANNED

Proposed measures to avoid or reduce such increases are:

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

Miranda Redinger  
17531 12<sup>th</sup> Avenue NE  
Shoreline, WA 98155  
Miranda Redinger [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov)

RE: Historical Report  
The Linden II Apartments  
14511 Stone Ave N  
Shoreline, WA

Dear Miranda:


We are submitting this report at the request of Todd Scott of the King County Historic Preservation Program in Seattle, who reminded us that as a part of any rezone process by the City of Shoreline a report must be presented to the city on the possible historical significance of any property that might be torn down in the future. Todd's concern, as he expressed it to me, was that someone in the future might want to know what a 1960's building looked like.

The Linden II Apartments was built in two stages. Stage one was built in 1964, and as such falls under the guidelines of a possible historical site, being over 45 years old. The second stage, "C" building, was constructed in 1984 following the properties acquisition by its present owner, and as such does not fall under the historical preservation guidelines.

In our research we could not find any significant historical event that was attached to the two 1964 buildings, nor could we identify any historical person of note that may have lived in either building. These two buildings do represent an example of a typical apartment building of the 60's era, and that was part of Todd's concern. Metroscan, King County's data base for apartment buildings, shows that there were 88,435 such buildings constructed between 1960 and 1969, of which 4,949 were built in 1964, Linden II among them. There is nothing materially different about Linden II, that stands out among the other 4,949. Even though demolition is not a part of the planned rezone, it's certainly possible that these buildings will be replaced in the future, but with over thousands of other buildings of similar style and configuration in existence, the loss of one sixties building doesn't seem to be much of a concern, especially when the replacement will result in enhanced safety, since pedestrian walkways, bicycle paths, and traffic signals will be a part of any building permit issued.

Photographs and an aerial view are provided on page 2. On page 3 you will find a sized down version of the recent survey. A full size copy is of course in your files.

Sincerely,

  
Robert Wright  
206-224-1213





**Linden II Apartments Aerial View**



The Linden II Apartments consists of three separate buildings—"A" Building on the west, "B" Building on the east, both constructed in 1964, and "C" Building in the middle, added in 1984.





# The Seattle Times

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

Shoreline, WA 98133-4905

Re: Advertiser Account # 100164  
Ad #: 829351

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.

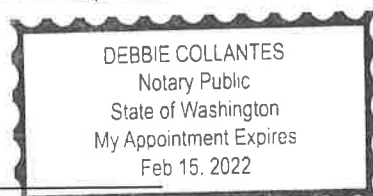
| Newspaper and Publication Date(s) |          |
|-----------------------------------|----------|
| Seattle Times                     | 08/01/18 |

Agent Ayan Abshir Signature Ayan Abshir

Subscribed and sworn to before me on AUG. 1, 2018  
DATE

Debbie Collantes Debbie Collantes

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



# The Seattle Times

Re: Advertiser Account # 100164

Ad #: 829351

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:  
Robert Wright, PLN18-0019  
Location & Description of Project: 14507 and  
14511 Stone Avenue N, Shoreline, WA 98133. The  
applicant has requested to rezone two parcels  
from Residential-48 units per acre (R-48) to Mixed  
Business (MB).  
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 Wednesday, August 15,  
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.



# Rezone Application PLN18-0019

Hearing Examiner Public Hearing

August 15, 2018



# Application/Project Description

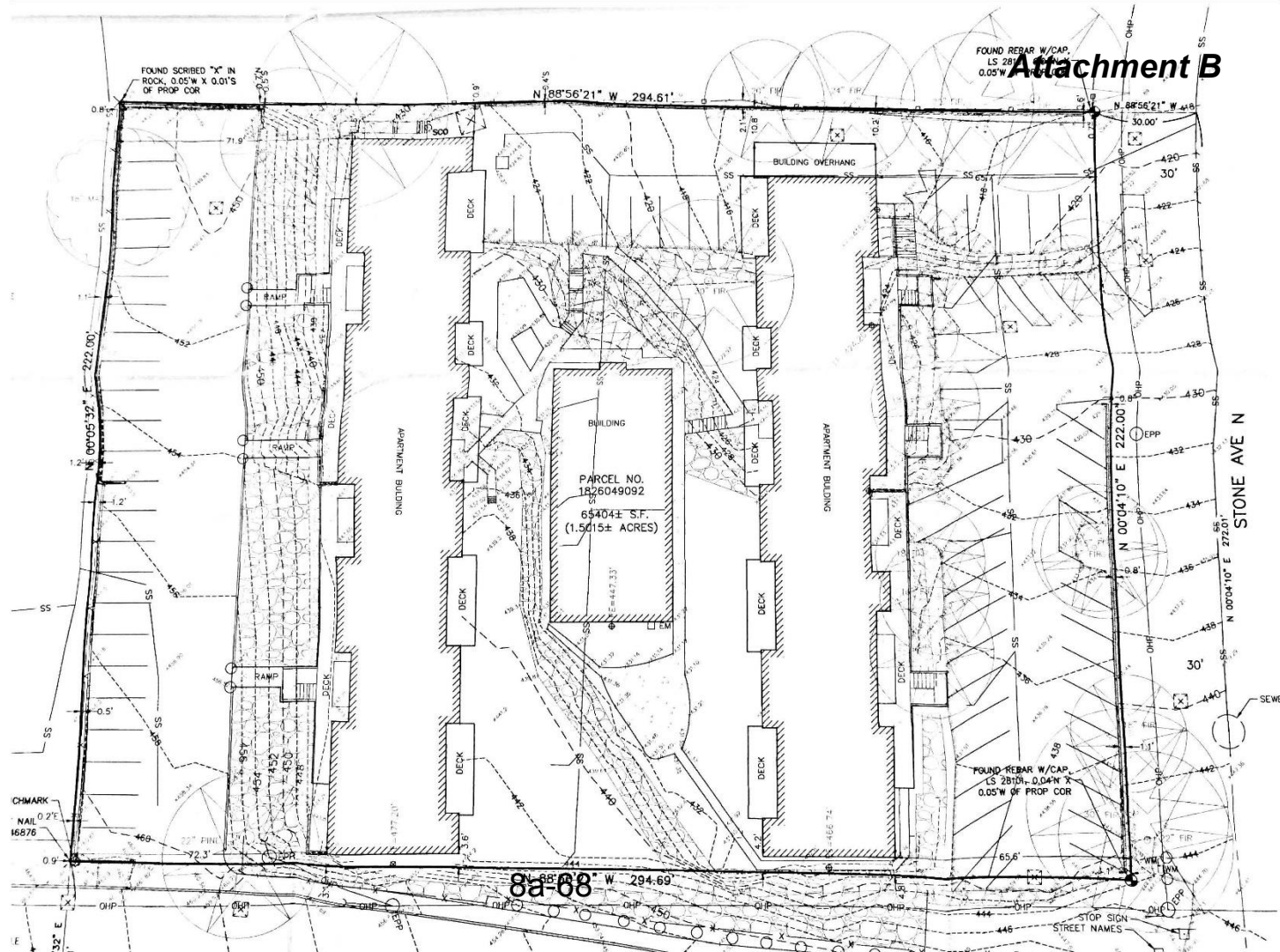
- The applicant requests a rezone of two (2) parcels from Residential 48 units per acre (R-48) to Mixed Business (MB).
- No redevelopment is proposed as part of this application.

# Site

*Attachment B*



8a-67

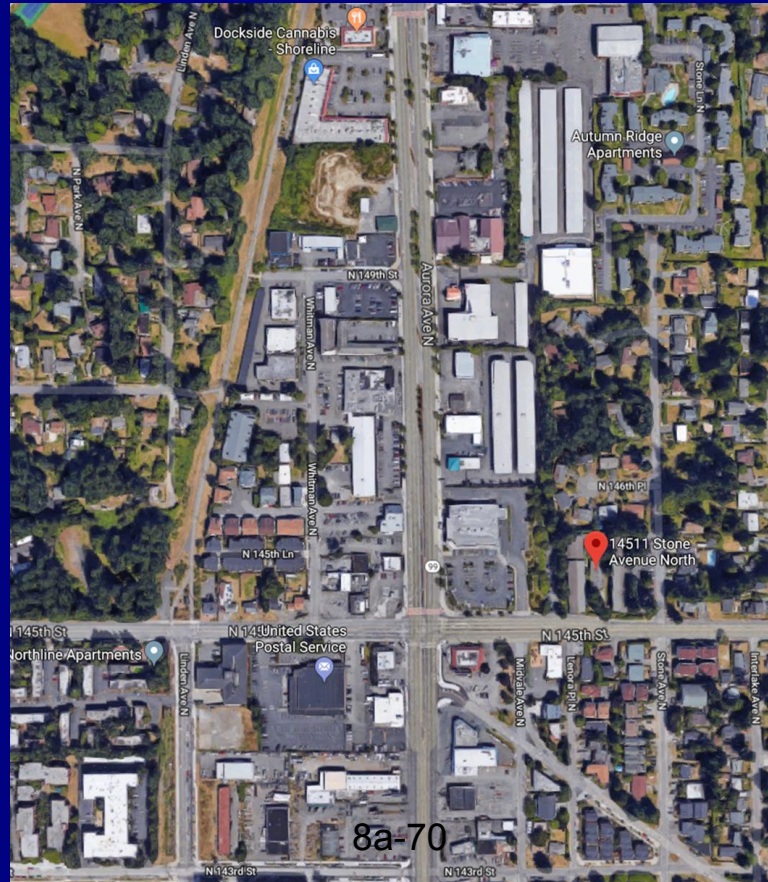


3. NO EASEMENTS, EXCEPTIONS OR RESERVATIONS, IF ANY, WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

DWIGHT'S 2ND ADDITION  
VOL. 64, PAGE 50

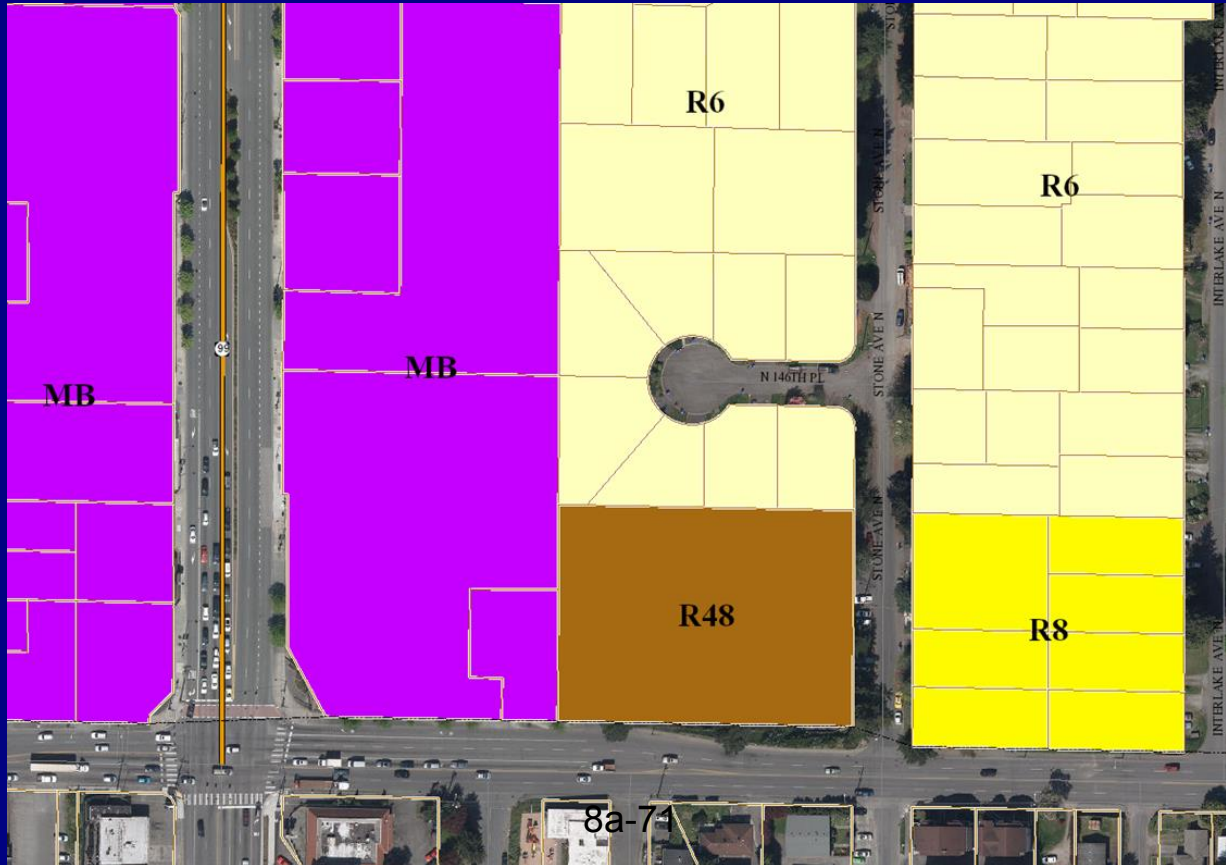
REC  
NOV  
P





# Zoning Designation

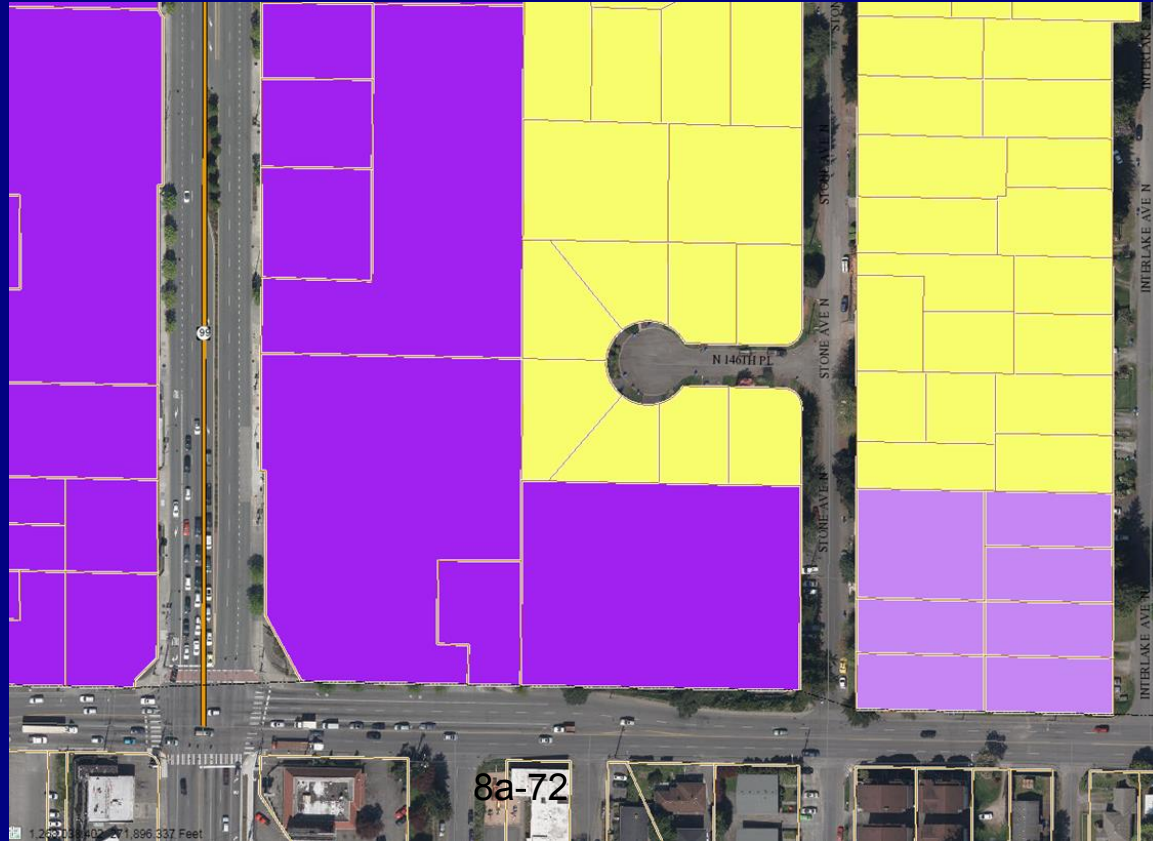
*Attachment B*





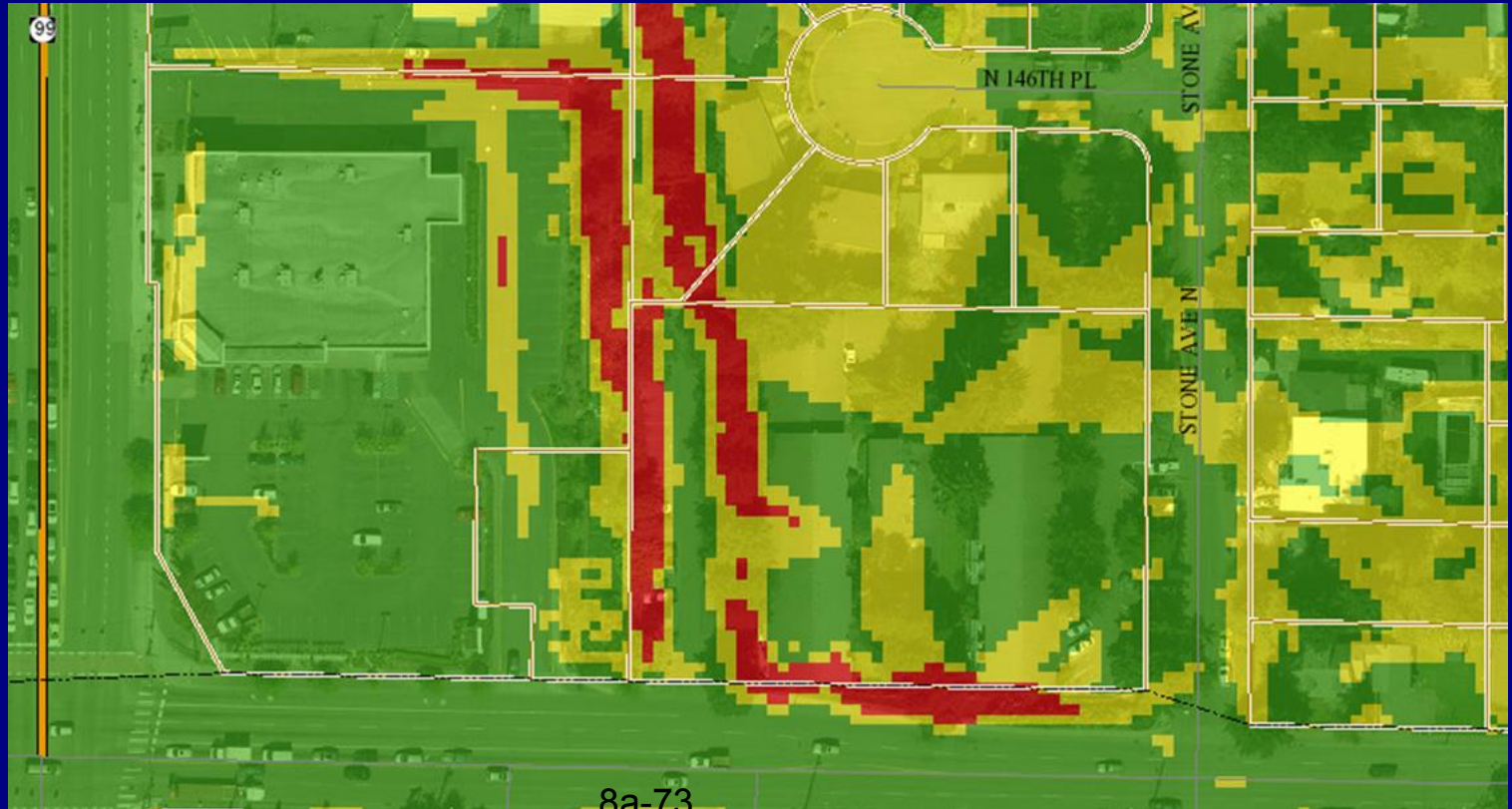
# Comprehensive Plan Designation

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institution/Campus
- Planned Area 3
- Mixed Use 2
- Mixed Use 1



# Critical Areas Map

*Attachment B*



# Process History

- Neighborhood Meeting: June 2, 2018
- Complete Application Submitted: June 25
- Notice of Application: July 2
- Determination of Nonsignificance: July 19
- Notice of August 15 public hearing: August 1

# 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

LU9: 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.



# ***1. The rezone is consistent with the Comprehensive Plan***

- Site location is near intersection of two transit corridors.
- Multiple Land Use, Community Design, Housing, and Natural Environment Goals and Policies support need for additional housing choice and mix of uses to support neighborhood-serving businesses and transit service.

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

- Redevelopment would comply with current standards, including improved energy performance and storm-water requirements.
- Frontage improvements could implement updated 145<sup>th</sup> Street corridor design before City is able to devote capital project resources.

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

- Current zoning (R-48) is not consistent with Mixed Use 1 designation, proposed zoning would achieve consistency.
  - R-48 is an implementing zone for High Density Residential Comp. Plan designation
  - Mixed Business is the implementing zone for MU1



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

- Redevelopment that complies with current building, energy, and development codes and housing market trends would be unlikely to reduce value of neighboring properties.
- Redevelopment would support regional and local investment.

*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.

# Recommendation

Staff recommends approval of Rezone  
Application PLN18-0019.

# Next Steps

- Council Study Session- October 1, 2018
- Council Action- October 15, 2018