

3. Twelve-foot sidewalks will be provided on both sides of Aurora the entire length. Consider reducing the initial sidewalk width to mitigate land impacts/acquisitions on existing businesses.
6. Re-align the street where possible to avoid property takes.
7. As the final design is developed, work with WSDOT to obtain design approvals for lane width reductions, and look for opportunities to reduce (but not eliminate) the median width both to enable reduction of pavement widths, construction costs, and land impacts/acquisition on existing businesses.

Options

The following options were developed for consideration to make 13-foot BAT lanes fit within the corridor.

1. At mid-block locations where there is no turn lane reduce the 16-foot median to 14-foot (Attachment B). At intersections where there is the combination of turn lane, pedestrian safety island, through lanes, and the BAT lane reduce the 12-foot sidewalk to 11 ½ feet and reduce the 12-foot through lane next to the left-turn lane to 11 feet (Attachment C).

Reducing the median and the sidewalk width protects the needs of business and property owners by allowing them to continue to operate at their current location and could achieve reduced construction costs and reduced land impacts and property acquisition costs. However the vision for the corridor with 12-foot sidewalks would be postponed until future re-development. This option also considers the CATF recommendations for project development. Where opportunity exists, staff will approach willing sellers to negotiate the purchase of additional property. With the purchase of additional property, acquisition costs could increase, however the vision for the corridor with 12-foot sidewalks would be accomplished now instead of with future re-development

2. Throughout the entire corridor increase the total cross-section width to 112 feet to accommodate a 13-foot BAT lane while retaining the 16-foot median width and 12-foot sidewalks as proposed in the Multimodal Study. Total project cost could increase significantly due to the increase in construction costs, property impacts, acquisition costs, and environmental costs. Protecting the needs of business and property owners might not be achieved due to the anticipated property impacts associated with this option. Additionally, this option does not consider the CATF recommendations for project development.

The channelization plan has been submitted to WSDOT for review and preliminary comments have been received. Staff will proceed with finalizing preliminary design and moving forward into preparation of the right-of-way plan and property negotiations. Staff will return at a future date to provide your Council an update on the 145th to 165th alignment and property impacts.

RECOMMENDATION

No Council action is required at this time. Staff is requesting your Council's concurrence on the direction of the project.

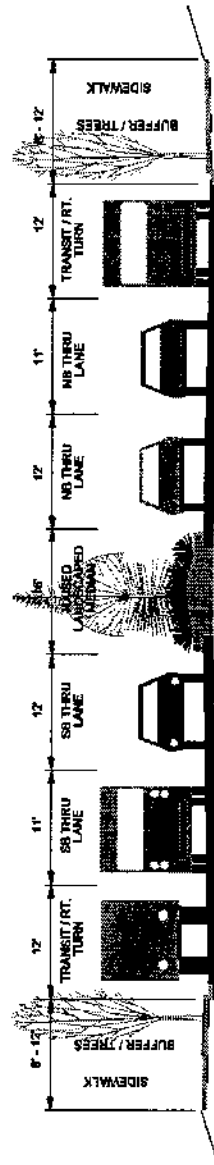
ATTACHMENTS

Attachment A: Multimodal Pre-Design Study Alternative 2 Typical Section

Attachment B: Proposed Typical Median Section

Attachment C: Proposed Typical Section at Intersections

Attachment A



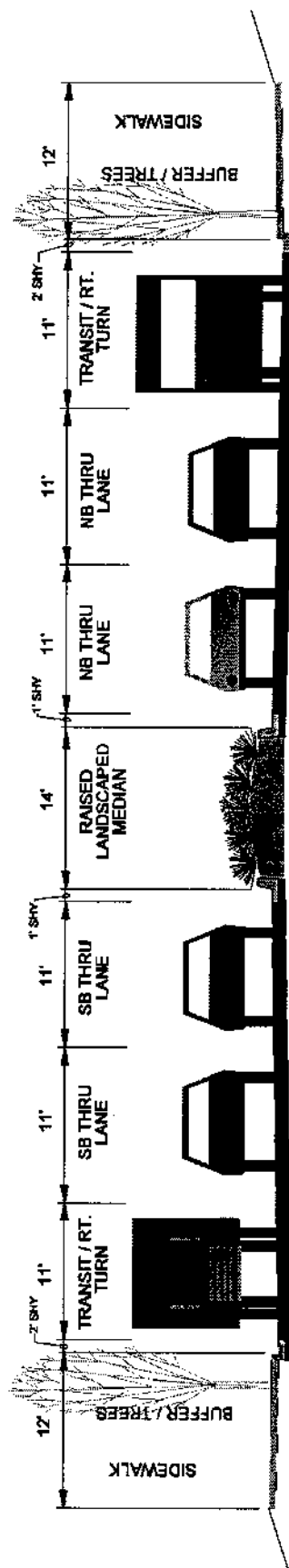
MULTIMODAL PREDESIGN STUDY
ALTERNATIVE 2
TYPICAL SECTION

Figure 7.3.3-1
Design Alternative 2
Conceptual Cross-section

AURORA CORRIDOR
TRANSFORMATION SOLUTIONS FOR SHERIDAN MAP 31 (M16)

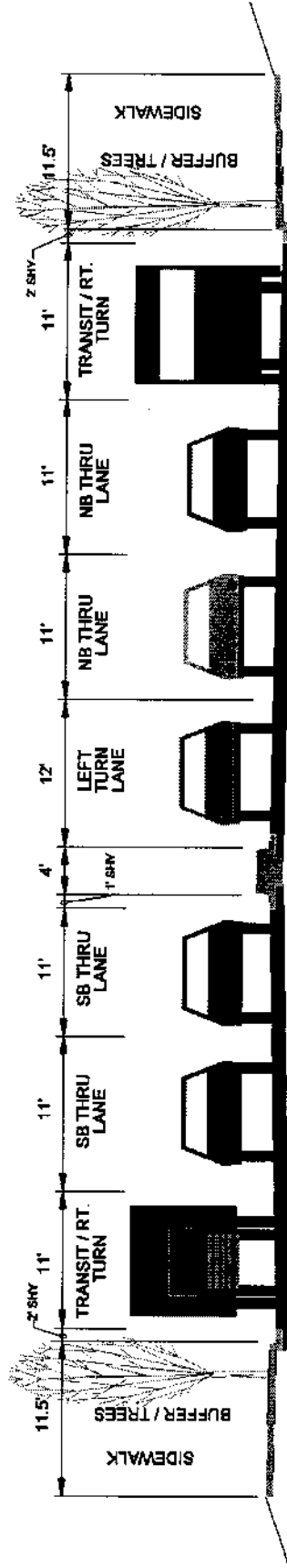


Attachment B



PROPOSED TYPICAL MEDIAN SECTION
(110' WIDTH BACK OF SIDEWALK TO BACK OF SIDEWALK)

Attachment C



PROPOSED TYPICAL SECTION AT INTERSECTIONS

(110' WIDTH BACK OF SIDEWALK TO BACK OF SIDEWALK)

Council Meeting Date: April 2, 2001

Agenda Item: 6(d)

CITY COUNCIL WORKSHOP ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Addressing Single Family Design Through the Regulation of Bulk, Scale, and Impervious Surface
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Tim Stewart, Director of Planning and Development Services Rachael Markle, Senior Planner <i>RM</i>

EXECUTIVE / COUNCIL SUMMARY

The Planning Commission reviewed and held a public hearing on the draft Development Code document and proposed amendments in February 2000. The draft Development Code contained a proposal for single family design standards. The Planning Commission recommended not adopting the proposed standards. Council supported the Planning Commission's recommendation. However, Council requested that the Planning Commission revisit the issue of single family design standards.

In response to Council's request to revisit the issue, the Planning Commission conducted a workshop on single family design standards on January 4, 2001. Staff prepared a report to facilitate a workshop discussion on developing a recommended set of single family design standards to forward to Council. The goal of this workshop was to provide staff with direction as to what level and type of regulation is desirable for Shoreline and meets the intent of the Comprehensive Plan.

The Planning Commission and members of the public present at the workshop indicated that neighborhood character could not be adequately addressed on a citywide basis with the application of specific design standards. A consensus was reached that structures that are compatible with the bulk and scale of existing development in single family neighborhoods are as important to neighborhood character as specific design standards. Development occurring on lots that are 5,000 square feet or less, which meet the minimum lot size standard in the R-8 and R-12 zones, have the potential to be out of scale with existing development if the maximum building coverage and impervious surface are utilized. After hearing the public comments at the workshop, the Planning Commission directed staff to prepare an Ordinance to reduce bulk by decreasing lot coverage and impervious surface for single family detached residences in residential 8-units per acre (R-8) and residential 12-units per acre (R-12) zones. The current maximum building coverage and impervious surface coverage in R-8 and R-12 zones is as follows:

Zone	Building Coverage	Impervious Surface
Residential 8-units per acre/R-8	55%	75%
Residential 12 units per acre/R-12	60%	85%

The Planning Commission recommends amending the Development Code to reduce the maximum building coverage to 45% in the R-8 zone and 55% in the R-12 zone and to reduce the maximum impervious surface to 65% in the R-8 zone and 75% in the R-12 zone.

It is important to note that the minimum setbacks for the R-12 zone create a smaller building envelope than the application of building coverage and impervious surface percentages on lots smaller than 3,500 sq. ft. Therefore, the existing and proposed percentages for building coverage and impervious surface have no effect on lots in the R-12 zone that are less than 3,500 square feet. In response, the Planning Commission recommends adding an exception to Table 20.50.020 Densities and Dimensions in Residential Zone under maximum building coverage and maximum impervious surface that reads as follows:

The maximum building coverage shall be 35% and the maximum impervious surface shall be 50% for single family detached development, excluding cottage housing, located in the R-12 zone.

This exception will discourage the construction of large single family homes on small lots and is intended to encourage attached housing in the R-12 zone.

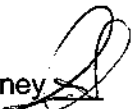
In addition, Staff drafted a sample of Design Guidelines created in response to the ideas presented by representatives of the Concerned Citizens for Shoreline (see Attachment VII). The Design Guidelines would be non-regulatory, but would assist the City in demonstrating the purpose of the Development Code and provide potential new home builders with ideas on how to design homes that are more compatible with the surrounding environment. Once the Planning Commission has completed its review of these guidelines, staff will bring them to Council for your review and direction.

The Council may choose to amend the Planning Commission's recommendation. The Council may amend any language regarding building coverage and impervious surface in the R-8 and R-12 zones. However, if the Council would like to amend or add any other standards in the Development Code, another Public Hearing will need to be held to allow for public comment on the new amendments.

RECOMMENDATION

If Council is satisfied with the proposed amendment to the Development Code, advise Staff to bring forward an Ordinance to amend the Development Code to reduce the maximum building coverage to 45% in the R-8 zone and 55% in the R-12 zone and to reduce the maximum impervious surface to 65% in the R-8 zone and 75% in the R-12 zone and to add an exception to Table 20.50.020 Densities and Dimensions in Residential Zones under maximum building coverage and maximum impervious surface that reads as follows:

The maximum building coverage shall be 35% and the maximum impervious surface shall be 50% for single family detached development, excluding cottage housing, located in the R-12 zone.

Approved By: City Manager  City Attorney 

BACKGROUND/ANALYSIS

The Planning Commission reviewed and held a public hearing on the draft Development Code document and proposed amendments in February of 2000. The draft Development Code contained a proposal for single family design standards. The Planning Commission recommended not adopting the proposed standards. Council supported the Planning Commission's recommendation. However, Council requested that the Planning Commission revisit the issue of single family design standards.

In response to Council's request, the Planning Commission conducted a workshop on single family design standards on January 4, 2001. (Please See Attachment II: January 4, 2001 Planning Commission Minutes). Staff prepared a report to facilitate a workshop discussion on developing a recommended set of single family design standards to forward to Council. In preparation for the workshop, staff reviewed other municipal development codes in search of examples to aid in the development of Shoreline's single family design standards.

Staff chose three sets of single family design standards to use as a basis for discussion. The options were chosen to represent differing levels of regulatory complexity. Option 1, based on the City of Shoreline Draft Development Code, was presented as the least intensive set of regulations; Option 2, based on the City of Everett, WA regulations, contained a moderate set of standards; and Option 3 based on the City of Aspen, Colorado regulations, was the most restrictive of the options described. The Planning Commission was introduced to nearly fifty (50) different design standards derived from the Options presented that could be implemented in Shoreline (see Attachment III: Single Family Design Standards Considered by the Planning Commission). The goal of this workshop was to provide staff with direction as to what level and type of regulation would be desirable for Shoreline and meet the intent of the Comprehensive Plan.

Several representatives of the group, Concerned Citizens for Shoreline, commented and presented ideas at the workshop on the development of single family design standards to preserve and protect neighborhood character. A comment made by the group was, "...neighborhood character should be determined and factored in – on an unique neighborhood by neighborhood basis – for any project that poses an impact on a given neighborhood at the onset of any design/permitting process. What holds true for one neighborhood does not necessarily hold for another." Since trying to develop citywide regulations to help preserve and enhance neighborhood character would be very difficult in a city with so many different neighborhood styles, the group suggested the development of Design Guidelines.

The Planning Commission and members of the public present at the workshop indicated that neighborhood character could not be adequately addressed on a citywide basis with the application of specific design standards such as those presented in each of the options. It was articulated that structures that are compatible with the bulk and scale of existing development in single family neighborhoods are as important to neighborhood character as design and are achievable through the application of general development standards. Bulk and scale are addressed in the Development Code via maximum building coverage, height, and impervious surface.

The message received from the Planning Commission was that the Development Code appears to adequately regulate bulk and scale in the R-4 and R-6 with the adopted

percentages for building coverage and impervious surface in conjunction with the increased minimum lot sizes to 7,200 square feet for both zones. However, development occurring on lots that are 5,000 square feet or less, which meet the minimum lot size standard in the R-8 and R-12 zones, have the potential to be out of scale with existing development if the maximum building coverage and impervious surface are utilized. Therefore, at the conclusion of the 1/04/01 Workshop, the Planning Commission directed staff to prepare an Ordinance that focused on bulk, lot coverage and impervious surfaces for single family detached residences in residential 8- units per acre (R-8) and residential 12-units per acre (R-12) zones.

Staff prepared two alternatives for the Planning Commission's consideration that incorporated the direction and testimony received at the 1/04/01 workshop. Alternative Number 1 proposed reducing the present maximum building coverage from 55% to 50% in the R-8 zone and from 60% to 55% in the R-12 zone; and proposed to reduce the maximum impervious surface from 75% to 70% in the R-8 zone and 85% to 80% in the R-12 zone. Alternative Number 2 proposed greater reductions: maximum building coverage from 55% to 45% in the R-8 zone and from 60% to 55% in the R-12 zone; and proposed to reduce the maximum impervious surface in the R-8 zone from 75% to 65% and in the R-12 zone from 85% to 75%. The intent of reducing the maximum building coverage is to regulate the building bulk by limiting the size of the building footprint. The intent of reducing impervious surface is to allow an adequate portion of the lot for landscaping. The purpose of bulk standards is to create developments that are more compatible with the building bulk/scale and character/setting of the surrounding neighborhood.

The proposed reductions in both alternatives for building coverage and impervious surface do have an effect on the bulk, scale, and availability of space for landscaping for development in the R-8 zone as illustrated in Attachment IV: Drawings 2, 3, and 4. The proposed reductions for building coverage and impervious surface in the alternatives do not have an effect on bulk and scale on the smallest allowable lots (lots less than 3,500 sq. ft.) in the R-12 zone as illustrated in Attachment III: Drawings 5 and 6. These drawings illustrate that the existing setbacks in the R-12 zone dictate a smaller building envelope than the existing or proposed maximum building coverage percentages when applied to lots that are less than approximately 3,500 sq. ft.

Therefore, staff suggested that the Planning Commission consider adding an exception to Table 20.50.020 (1) Densities and Dimensions in Residential Zones under maximum building coverage and maximum impervious surface as follows:

The maximum building coverage shall be 35% and the maximum impervious surface shall be 50% for single family detached development, excluding cottage housing, located in the R-12 zone.

This exception would create a disincentive to build single family detached residences in the R-12 zone. The existing and proposed maximum building coverages and maximum impervious surface coverages in the R-12 zone are more applicable to attached single family and multi family development. It is also important to remember that attached single family dwellings and multi family dwellings then become subject to the multi family and single family attached standards detailed in the Development Code 20.50.120-210. In addition to regulating building coverage and impervious surface, these standards require common open space as follows:

Minimum 170 square feet per three or more bedrooms per unit;

Minimum 120 square feet per two bedrooms per unit; and
Minimum 100 square feet per studio or one bedroom unit.

The availability of the alternatives for public comment and the date of the Public Hearing were noticed in the Seattle Times on 1/22/01 and the Shoreline Enterprise on 1/24/01. The comment period ended on 2/6/01. Only one comment letter was received (see Attachment V). The writer of this letter expressed support for amending the Development Code to reduce maximum building coverage and impervious surface in R-8 and R-12 zones and requested consideration of limiting the maximum allowable height in the R-8 and R-12 zones. A SEPA Checklist was prepared in accordance with State law, specifically the Growth Management Act. A threshold determination of non-significance (DNS) was issued on 2/22/01.

Only one person testified at the public hearing, the same person that authored the previously mentioned letter. The speaker reiterated the comments expressed in the letter. The speaker is concerned that if the maximum building coverage and impervious surface are reduced it will encourage the development of taller structures. The maximum height in the R-8 and R-12 zones is 35 feet. Staff responded that the Planning Commission could not address height as part of this recommendation since no amendments to height were publicly noticed. Staff recommended not limiting the height in the R-8 and R-12 zones for single family attached development. The existing height is appropriate for the development of attached dwelling units that are subject to additional standards located in Development Code in Sub Chapter 3: Multifamily and Single Family Attached Residential Design Standards. However, it may be appropriate to address height for single family detached development that may occur in the R-8 and R-12 zones at a later date after legal notice of a proposed amendment.

Following the close of the Public Hearing, the Planning Commission considered the public comment and voted on a recommendation to Council. The Planning Commission voted 6-1 to recommend to Council an amendment to the Development Code to reduce the maximum building coverage to 45% in the R-8 zone and 55% in the R-12 zone and to reduce the maximum impervious surface to 65% in the R-8 zone and 75% in the R-12 zone and to add an exception to Table 20.50.020 Densities and Dimensions in Residential Zones under maximum building coverage and maximum impervious surface that reads as follows:

The maximum building coverage shall be 35% and the maximum impervious surface shall be 50% for single family detached development, excluding cottage housing, located in the R-12 zone. (Please see Attachment VI: Planning Commission Minutes 2/15/01)

In conjunction with the proposed amendment to the Development Code, one of the ideas presented at the Single Family Design Workshop on 1/4/01 by representatives from the Concerned Citizens for Shoreline was to develop a non-regulatory set of guidelines for single family design. Staff has prepared a draft set of guidelines based on the intent of the Development Code and Comprehensive Plan policies. These guidelines would be given to anyone making inquiries or applying for a permit to complete a major remodel or new construction of a single family dwelling on a single lot. Although the guidelines would be non-regulatory, Staff could use the guidelines as a means to implement the purpose of the Development Code. In the Single Family Detached Residential Design Standards chapter of the Development Code, the purpose is stated as follows:

To ensure that the physical characteristics of new houses through infill development are compatible with the character and scale of surrounding area, and provide adequate light, air, privacy, and open space for each house;

To establish a well defined single family residential streetscape by setting back houses for a depth that allows for landscaped front yard; and

To reduce the visual impact of garages from the street views.

The draft guidelines were presented to the Planning Commission at the February 15, 2001 workshop (Please see Attachment VII: Draft Design Guidelines). The Planning Commission formed a subcommittee and will be working with staff to refine the guidelines. Since these guidelines are non-regulatory, formal adoption is not necessary. The draft guidelines are included in this report to update the Council on the complete efforts of the Planning Commission and Staff to address single family design. Once the Planning Commission has completed its review of these guidelines, staff will bring them to Council for your review and direction.

The Council may choose to amend the Planning Commission's recommendation. The Council may amend any language regarding building coverage and impervious surface in the R-8 and R-12 zones. However, if the Council would like to amend or add any other standards in the Development Code, another Public Hearing will need to be held to allow for public comment on the new amendments.

RECOMMENDATION

If Council is satisfied with the proposed amendment to the Development Code, advise Staff to bring forward an Ordinance to amend the Development Code to reduce the maximum building coverage to 45% in the R-8 zone and 55% in the R-12 zone and to reduce the maximum impervious surface to 65% in the R-8 zone and 75% in the R-12 zone and to add an exception to Table 20.50.020 Densities and Dimensions in Residential Zones under maximum building coverage and maximum impervious surface that reads as follows:

The maximum building coverage shall be 35% and the maximum impervious surface shall be 50% for single family detached development, excluding cottage housing, located in the R-12 zone.

The Council may choose to amend the Planning Commission's recommendation. The Council may amend any language regarding building coverage and impervious surface in the R-8 and R-12 zones. However, if the Council would like to amend or add any other standards in the Development Code, another Public Hearing will need to be held to allow for public comment on the new amendments.

ATTACHMENTS

Attachment I	Proposed Ordinance No. 266
Attachment II	January 4, 2001 Planning Commission Minutes
Attachment III	Single Family Design Standards Considered by the Planning Commission
Attachment IV	R-8 and R-12 illustrations of Proposed Building and Impervious Surface Coverage
Attachment V	Comment letter
Attachment VI	February 15, 2001 Planning Commission Minutes
Attachment VII	Draft Design Guidelines

ATTACHMENT I

ORDINANCE NO. 266

AN ORDINANCE DECREASING MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE IN RESIDENTIAL 8 UNITS PER ACRE (R-8) AND RESIDENTIAL 12 UNITS PER ACRE (R-12) ZONES BY AMENDING CHAPTER 20.50 OF THE DEVELOPMENT CODE

WHEREAS, The City adopted a new Title 20 in the Shoreline Municipal Code on June 12, 2000; and

WHEREAS, single family design regulations were not adopted as part of Title 20 and were referred back to the Planning Commission by City Council for additional analysis and consideration; and

WHEREAS, Shoreline's Comprehensive Plan Land Use Policy 25 supports the establishment of infill standards for single family houses that promotes the quality of development and reflects the character of the existing neighborhood; and

WHEREAS, Shoreline's Comprehensive Plan Land Use Policy 29 supports the establishment of design standards for units occurring at 7-12 units per acre; and

WHEREAS, the Planning Commission conducted a workshop on January 4, 2001 to analyze and reconsider the inclusion of single family design standards in Title 20 which resulted in a motion to direct staff to prepare an Ordinance addressing bulk, lot coverage and impervious surfaces for single family detached residences in R-8 and R-12 zones; and

WHEREAS, the Planning Commission conducted a public hearing on February 15, 2001 and recommended to City Council to amend Title 20 of the Shoreline Municipal Code to reduce the maximum building coverage and maximum impervious surface in the Residential 8 units per acre and Residential 12 units per acre zones; and

WHEREAS, The Council finds that the amendment adopted by this ordinance is consistent with and implements the Shoreline Comprehensive Plan and complies with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW;

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

Section 1. Amendment. Shoreline Municipal Code 20.50.020 Standards – Dimensional requirements (A) Table 20.50.020 (1) – Densities and Dimensions in Residential zones as follows:

STANDARDS	Low Density		Medium Density		High Density		
	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (1)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Min. Lot Area (2)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft
Min. Front Yard Setback (2)(3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear yard Setback (2)(4)(5)	15 ft	15 ft	5 ft	5 ft	5 ft	5ft	5 ft
Min. Side Yard Setback (2)(4)(5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height	30 ft (35 ft with pitche d roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft	35 ft	35 ft
Max. Building Coverage (6)	35%	35%	55% 45%	60% 55%	60%	70%	70%
Max. Impervious Surface (6)	45%	50%	75% 65%	85% 75%	85%	85%	90%

Exceptions to Table 20.50.020(1):

- (1) In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base density may be increased for cottage housing in R-6 (low density) zone subject to approval of a conditional use permit.
- (2) These standards may be modified to allow zero lot line developments.
- (3) For exceptions to rear and side yard setback requirements, please see SMC 20.50.070.
- (4) For exceptions to rear and side yard setbacks, please see SMC 20.50.080.
- (5) For developments consisting of three or more dwellings located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.130
- (6) The maximum building coverage shall be 35% and the maximum impervious surface shall be 50% for single family detached development, excluding cottage housing, located in the R-12 zone.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this regulation, or its application to any person or circumstances, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this regulation be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this regulation or its application to other persons or circumstances.

Section 3. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON _____, 2001.

Mayor Scott Jepsen

ATTEST:

APPROVED AS TO FORM:

Sharon Mattioli
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

ATTACHMENT II

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

January 4, 2001
7:00 P.M.

Shoreline Conference Center
Board Room

PRESENT

Chair Gabbert
Vice Chair McAuliffe
Commissioner Maloney
Commissioner Marx
Commissioner Doering
Commissioner Harris
Commissioner Monroe
Commissioner McClelland

STAFF PRESENT

Anna Kolousek, Assistant Director, Planning & Development Services
Rachael Markle, Senior Planner, Planning & Development Services
Brian Krueger, Planner, Planning & Development Services
Lanie Curry, Planning Commission Clerk

ABSENT

Commissioner Doennebrink

1. CALL TO ORDER

The regular meeting was called to order at 7:00 p.m. by Chair Gabbert.

2. ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Gabbert, Vice Chair McAuliffe, Commissioners Doering, Monroe, Marx, Maloney, Harris and McClelland. Commissioner Doennebrink was excused.

3. APPROVAL OF AGENDA

Chair Gabbert advised that the group, Concerned Citizens from Shoreline, has requested that they be allowed to make a 20-minute presentation. He asked that this be added to the agenda as Item 7b. Item 7b was moved to Item 7c.

Commissioner Marx recalled a recent staff request that continued public comment be allowed after the staff report related to single-family design standards.

Chair Gabbert invited Commissioner McClelland to discuss the proposed change in the Commission By-Laws to allow for more public input at the meetings as part of Item 6—Reports to Commissioners.

The Commission accepted the revised agenda as discussed.

4. APPROVAL OF MINUTES

COMMISSIONER MONROE MOVED TO ACCEPT THE MINUTES OF DECEMBER 7, 2000 AS SUBMITTED. COMMISSIONER MALONEY SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

5. PUBLIC COMMENT

There was no one in the audience who desired to address the Commission during this portion of the meeting.

6. REPORTS OF COMMISSIONERS

Commissioner McClelland proposed that the Planning Commission By-Laws be changed to allow public comment after staff reports are presented. She said this would be similar to what the City Council allows. Ms. Markle advised that a proposed amendment to the By-Laws could be included in the next Commission packet and considered for approval at the next meeting.

COMMISSIONER MCCLELLAND MOVED TO PLACE A PROPOSED AMENDMENT TO THE BY-LAWS ON THE JANUARY 18, 2001 AGENDA AS AN ACTION ITEM. THE AMENDMENT WOULD CHANGE FUTURE AGENDAS TO ALLOW FOR PUBLIC COMMENT AFTER THE STAFF REPORTS. COMMISSIONER MALONEY SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

7. STAFF REPORTS

a. Single-Family Design Standards Workshop

Ms. Markle presented the staff report for this item. She recalled that the Commission did consider single-family design standards as part of the draft Development Code, but decided not to recommend them. The Council supported the Commission's recommendation, but stated that they would like the Commission to reconsider single-family design standards at a future date. Staff felt it was appropriate to begin the process with a workshop to allow the Commission to provide direction to the staff. She noted that both the written and oral reports follow closely along with the Comprehensive Plan Land Use Policy 25. She said staff reviewed the 15 standards that were listed in the Comprehensive Plan to determine which were already being addressed in the Development Code and which were not. They also identified those that they did not feel were appropriate to address in the single-family design standards. She emphasized that the information in the written report and the pictures presented are not necessarily the staff's recommendation, but options for consideration.

Ms. Markle briefly reviewed each of the minimum standards for single family development that were identified in Land Use Policy 25 and categorized them as follows:

Standards that are Addressed in the Development Code:

- Building Height
- Bulk and Scale
- Pervious and Impervious Surface Coverage
- Lot Coverage by Buildings
- Setbacks for front, back and side yards
- Storm Water Runoff
- Provision of Public Sewers and Water
- Attractive Street Frontage

Standards that are Partially Addressed in the Development Code:

- Design and Siting in Accordance with Natural Environment
- Limits of Outside Storage of More Than One Inoperative Vehicle
- Privacy and Defensible Space
- Compatibility with Neighborhood Character

Standards that are Not Addressed in the Development Code:

- Type and Number of Accessory Buildings
- Landscaping
- Screening of On-Site Storage of Recreational Vehicles and Boats

Ms. Markle advised that staff contacted surrounding jurisdictions for additional ideas and information, but it was difficult to find jurisdictions with citywide single-family design standards. The ideas they did find are labeled in the staff report as options. Option 1 is what was originally presented in the draft Development Code, Option 2 is from the City of Everett and Option 3 is from Aspen, Colorado. These options were selected because they provide a range of regulatory activity from least to most restrictive. Ms. Markle distributed a matrix that lists and groups all of the standards identified in the three options. She also provided copies of all of the pictures that would be presented.

Ms. Markle explained that the Option 1 regulations speak to scale by providing façade elements. Each new house would be required to have three building elements out of a list of ten. The intent was to make new development compatible with the character of existing neighborhoods. She briefly reviewed the elements found in Option 1. Pictures were provided to illustrate most of the standards. Ms. Markle concluded that Option 1 focuses on design elements to create neighborhoods that are pedestrian friendly and provide visual interest and character. It does not address the number of accessory buildings, limits on outside storage of more than one inoperative vehicle, single-family landscaping, privacy and defensible space or screening of on-site storage of recreational vehicles and boats which were all part of the minimum standards identified as a goal in the Comprehensive Plan.

Ms. Markle said Option 2 focuses on lots that are less than 5,000 square feet. It would impact the R-8 and R-12 zones, and possibly some non-conforming lots in the R-4 and R-6 zones. These regulations speak to the issue of maximum house and on a minimum lot. She reviewed each of the standards that are identified in Option 2, and noted that this option is the only one that directly addresses the privacy issue. It attempts to regulate the neighborhood scale by reducing the lot coverage and placing limits on the gross floor area. Ms. Markle said Option 2 is especially useful in meeting the minimum standards in the Comprehensive Plan for accessory buildings. She concluded that Option 2, in conjunction with the Development Code, speaks to a lot of the minimum standards identified in the Comprehensive Plan. However, it does not address limits on outside storage, landscaping for single-family lots and screening of recreational vehicles and boats.

Ms. Markle said that Option 3 would be the most restrictive of the three and would be applied to all single-family zones. It regulates site design and building orientation just like Options 1 and 2, but it also regulates fences, hedges, secondary mass etc. She suggested that although Option 3 is fairly restrictive, it speaks to some of the character that exists in some areas of Shoreline. Option 3 also provides standards for parking, garages and carports, and focuses on building elements that require a street oriented entrance and principal window, which is similar to Options 1 and 2. Another standard included in Option 3 requires that all residential buildings have a one-story street facing element the width of which comprises at least twenty percent of the buildings overall width.

Christina Stimson, 2155 NW 201st Street, clarified that if a two-story home is built in a neighborhood of single-story homes, this Option 3 would require a transition to tie the two-story home in with the lower homes.

Ms. Markle said Option 3 heavily regulates windows. She concluded that this option is very restrictive and addresses creating and maintaining neighborhood character by regulating types of materials used in construction, inflection of buildings and architectural details. It also speaks to bulk, height, scale and setback issues. Option 3, in conjunction with the Development Code, addresses most of the minimum standards in Land Use Policy 25, with the exception of accessory structures, limits on outside storage of more than one inoperative vehicle; landscaping and screening of on-site storage of recreational vehicles and boats.

Ms. Markle discussed the three minimum standards listed in the Comprehensive Plan that are very difficult to regulate: landscaping requirements for single-family neighborhoods, screening of on-site storage of recreational vehicles and boats, and limits of outside storage of more than one inoperative vehicle. She explained that it is very difficult to apply standards and regulate these uses because no permit is required.

b. Presentation by Concerned Citizens for Shoreline (CCS)

Clark Elster, 1720 NE 177th Street, representative of Concerned Citizens for Shoreline, said CCS is pleased to see single-family design standards being considered by the Commission for inclusion in the Development Code. He complimented staff on their presentation. He said many citizens from the group have been working on this subject for quite some time. He said design standards are intended to preserve and protect neighborhood character against intrusive or inappropriate new development. They should be defined and factored in on a neighborhood-by-neighborhood basis at the outset of any design permitting process that poses an impact on a neighborhood. Shoreline is predominantly a residential community composed of many small neighborhoods, each with distinct styles that mark the City's history. Development that ignores neighborhood character ultimately destabilizes neighborhoods and accelerates the loss of single-family affordable housing as well as a sense of community. Owner-occupied affordable housing is an important factor contributing to the character of Shoreline, and it is the most vulnerable to market driven forces created by the development industry.

Mr. Elster advised that with minor revisions, the CCS could support each of the Citywide single-family design standard options proposed by staff. For example, the CCS believes that the reference to storage of inoperable junk automobiles does not belong in the design standards. However, consideration of streetscape should be included. Whichever option is adopted, it should be prefaced with a clear statement of intent to protect and preserve neighborhood character consistent with the visions and goals of the Comprehensive Plan. The proposed options are general enough to use anywhere in the City. In the spirit of the Comprehensive Plan sensitive, infill can best be accomplished by supplementing design standards with design guidelines checklists to facilitate required meetings between the permit applicant and the residents impacted by the project. Mr. Elster said CCS offers the following suggestion:

Option 1

- Rename as "Single-Family Housing Design."
- Change 2.1 to require at least four building elements.
- Add Item K for height and bulk comparable to neighboring structures.
- Add Item L to provide for consideration for light and privacy.
- Add a new section 2.2—Landscaping

Option 2

- Add a section providing for façade elements as in Option 1

Option 3

- Items 3.2 and 3.3, which are statements of intent that best address citizens concerns, should be incorporated into whatever design standards are adopted.
- Item 3.3.1.a should be incorporated into whatever design standard the City adopts.
- Landscaping should not be a problem since the design standards apply to new construction which falls into the province of building permit inspection.
- Screening of on-site storage of recreational vehicles and boats should be deleted from the standards, as should outside storage of more than one non-operative vehicle.

Kristina Stimson, 2155 NW 201st Street, said CCS proposes that design guidelines for residential neighborhoods supplement design standards. Design guidelines only suggest what is possible and are not mandatory. At the on-set of a building permit, a contractor would submit a checklist to the surrounding impacted neighborhoods so that their comments could be considered during the design process.

Commissioner Monroe inquired if it would be appropriate to offer City concessions or incentives for developers who follow the guidelines. He questioned how the City could encourage the developers to follow this process. Ms. Stimson answered that the design standards are enforceable, and are the most necessary. However, because every neighborhood is different, the only way to establish the neighborhood identity is to let the residents who are impacted speak for themselves. The checklist would give these people the opportunity to define the character of their neighborhood.

Commissioner Harris said that in many cases, the infill development is being done by individual property owners instead of a contractor. Will the homeowner who is rebuilding on his property have to talk with all of the neighbors, too? Ms. Stimson said that whoever is developing the site would be required to fill out the checklist. While the design guidelines would be optional, the design standards would be mandatory.

Commissioner Doering inquired who would define the character of a particular neighborhood. Ms. Stimson said the people who are impacted by the development would define the character. Mr. Elster said this would include people who live within two blocks of the development.

Ms. Kolousek answered that a building permit for a single-family house does not require a neighborhood meeting. But a short plat requiring a Type B permit would require a meeting with the neighbors. Ms. Stimson said the CCS's recommendation is that any new construction and infill development in single-family zones be required to hold a neighborhood meeting. The intent was not to include home remodels or additions. Commissioner Harris pointed out that a home could be remodeled to completely change the appearance.

Ken Howe, 745 North 184th Street, said that it is difficult to define the character of 100-year-old neighborhoods because of infill development that has occupied the land that was either in front or behind the original structures. This is all part of the character of the community, and it must be defined using the history of the particular development cycle for the neighborhood.

Mr. Howe said the historical communities in Shoreline must be addressed. There are several different communities that make up Shoreline, and each are unique in character. Until the City faces its historic character, the design guideline issue cannot proceed. The City must recognize the historic districts that exist. He referred to information describing how the City of Seattle dealt with the historic districts within their City.

Bill Bear, 2541 NE 165th Street, said one of the characteristics of many of the City's neighborhoods is that of a bedroom community, which implies that people like quiet. When large houses are placed on small lots, there is a noise impact to surrounding properties. He suggested that this violates the rights of the people living in adjacent homes. He said it is important to consider the bulk and density of single-family development. It is also important that the existing affordable housing opportunities are not replaced by new, larger developments. He suggested that it is better to have smaller homes on smaller lots that can be owner occupied, and this should be encouraged.

Commissioner Harris noted that Shoreline has not done anything to encourage affordable housing. He suggested that if housing values are artificially restricted, it could encourage investors and landlords to buy houses in the community for rental uses and have the opposite affect. Mr. Bear responded that developers are making a fairly large profit on the housing that is developed. If restraints are applied across the board, a developer could still construct a profitable house, but maybe not as profitable as if they were allowed to build to the maximum. Commissioner Harris suggested that affordable housing is closely related to the land cost. For the price of a home to come down, the price of land has to come down, as well.

Dennis Lee, 14547 - 26th NE, suggested that the only way to lower land value is to make the lot sizes smaller. He added that smaller lots are not necessarily bad, but the citizens seem to be afraid of the potential impacts associated with smaller lots. If the citizens knew what the infrastructure would be and what standards would be applied, some of the neighborhoods would be more flexible. Lot sizes could be reduced to provide more affordable housing. He concluded that there are certain incentives that could be offered to encourage affordable housing.

Bob Mascott, 1651 NE 169th, expressed his specific concerns related to the setback requirements. He noted that before Shoreline came into existence, the setbacks required by King County were 10 to 20 feet more than what is required today. This has resulted in situations that are offensive to the surrounding neighborhoods. The design guidelines have got to address remodeling projects because they could have just as much impact as new development.

Commissioner McClelland suggested that she couldn't possibly deal with the specifics associated with design guidelines until they come up with a definition for community character. Perhaps the Commission should begin the discussion by talking about this definition. Commissioner Doering said that perhaps the Commission should provide some direction as to a method for defining character. Each neighborhood has an established association. It would be appropriate to ask these associations to define the character of their neighborhoods.

Commissioner Monroe said there must be many other jurisdictions that have gone through this process and have written information that could be reviewed by the Commission. Commissioner McClelland said there have been definitions created for suburban character, but it is also important to have distinct guidelines for specific neighborhoods. She suggested that design guidelines for single-family zones is very touchy, and the Commission needs to be extremely judicious about the intent of the design guidelines and what it is they are trying to accomplish. Once this has been identified, the guidelines will fall into place.

Ms. Kolousek interjected that the character of the neighborhoods in Shoreline is defined by other elements besides just the building design. The character of the neighborhood includes the environment in which the buildings are or were placed. Preserving environmental features on a lot can help preserve the character.

Commissioner Doering referred to Number 43 of the matrix that was provided related to man made berms, which she felt should not be allowed. She said she is not in favor of allowing large homes to be built on small lots that overpower the surrounding smaller homes. She said she would like to decrease the amount of impervious surface allowed for a development, since this has a tremendous affect on the environment. The Commission discussed the 7,200 square foot minimum lot size requirement, and whether or not smaller lots should be allowed in the City if specific design standards are created.

Chair Gabbert noted that staff has recommended that Option 2 be the preferred alternative for consideration. The Commission could add other requirements to address the Commission's additional concerns. Ms. Markle suggested that the Commission cannot really address neighborhood character during the first step of the design standards. CCS recommends a concept of incorporating neighborhood character on a different level because it is difficult to establish citywide regulations that are perfect for every neighborhood. She advised that Option 2 appears to better address the character of R-8 and R-12 zones, but it does not address situations related to remodels or to development on R-6 lots.

Commission Marx said that she does not think it is appropriate to list too many specific requirements, but the general requirements identified in Option 2 are appropriate and still allow property owners the freedom to develop their property in character with the neighborhood. She said one of the main issues related to small lots (5,000 square feet) is that of bulk. Bulk has been addressed in the lower density areas (R-6 and R-4), but it should also be addressed in R-8 areas since many of the existing R-6 areas will be rezoned to R-8.

Commissioner Doering referenced the book, The Job of the Planning Commissioner, sent to the Commission regarding different methods of taxing to address affordable housing. One method, inclusionary zoning, would require that for any number of market priced houses a developer wants to build, a certain percentage must be in the affordable range for middle income residents. Another method would be to put a sales tax on non-primary residences to raise money for first-time homeowner mortgages.

Commissioner Maloney expressed his opinion that trying to define neighborhood character for every area in Shoreline is a very difficult task. Many areas are not clamoring to have their character defined. He suggested that the Commission consider limiting the definition of neighborhood character to the impacted area. He felt they should let the impacted areas express their desire for government protection through a sub-area plan rather than trying to deal with the whole City now.

Vice Chair McAuliffe expressed that he does not feel the City needs design standards for single-family zones. The Development Code adequately addresses what can and cannot be developed on a single-family lot. He said he is not in favor of allowing neighborhood groups to decide what someone can develop on a lot. The Commission discussed the option of creating single-family design standards a few years ago and decided against them. The City Council did not support them either, but directed the Commission to revisit the issue in the future. He concluded that he is still opposed to design standards for single-family homes.

Commissioner Harris agreed with Vice Chair McAuliffe. He said he doesn't see an overly large group of people clamoring for design standards.

Commissioner McClelland suggested that the Commission identify the general characteristics of Options 1, 2 and 3 that are most important and focus on compatibility (i.e. bulk, height. Etc.). They could leave character to a different discussion. If they are going to discuss character, they need to have many examples of existing housing stock that represent the character of the different neighborhoods in Shoreline.

Commissioner Monroe said that early in his planning career he staffed a design review committee, and he has mixed feelings about neighborhood design standards. He questioned whether there is huge public desire for these standards. However, he suggested that certain guidelines are appropriate such as requiring homes to be constructed using earth tones and limiting the bulk. He said he is extremely concerned about the amount of impervious surface allowed, because flooding in Shoreline is worse now than it was a few years ago and will continue to deteriorate. The City should encourage the planting of trees and other landscaping and not restrict a resident from creating a higher privacy hedge as long as it does not present a traffic hazard.

Chair Gabbert inquired how many of the Commissioners would be in favor of directing staff to develop single-family design standards around Option 2, taking into account the direction provided by the Commission and the public. The Commission discussed whether or not this option should be extended to include 7,200 square foot lots. They concluded that it should not be extended to 5,000 square foot lots. Commissioner Marx suggested that rather than applying the design standards to only 5,000 square foot lots, they could be applied to all R-8 and R-12 zones.

Commissioner McClelland inquired whether the term "accessory buildings" includes "accessory dwelling units." Ms. Markle said that Option 2 refers to accessory buildings and not accessory dwellings. This would have to be modified to be consistent with Shoreline's code.

Commissioner McClelland, Commissioner Marx, and Commissioner Doering indicated that they would be in favor of directing staff to create draft design standards using Option 2. Commissioner Maloney said he would be in favor of considering Option 2 if it were extended to include 7,200 square foot lots and if it was done in broad terms. Commissioner Marx expressed her concern that the R-8 zones have been neglected in the Development Code as far as limiting the amount of bulk and impervious surface allowed. She suggested that this is a bigger problem than the actual design of the development.

Ms. Kolousek referred the Commission to the Development Code which took two years to complete. The Development Code includes standards for single-family detached and attached residential homes. There are two zones in the City (R-8 and R-12) that allow smaller lots of 5,000 square feet or less. While the standards in the Development Code for single-family residential design address larger lots, there are no standards in place to regulate detached structures on the smaller lots.

Mr. Elster said that the neighborhood design standard issue was triggered by citizen concerns related to large homes being developed on small lots. The design guidelines are intended to motivate developers or property owners to be sensitive to the character of the neighborhood.

Ms. Kolousek said that the Development Code lowered the maximum building coverage allowed to 35 percent in the R-4 and R-6 zones, but this did not include the R-8 and R-12 zones. While the Development Code greatly limits the amount of impervious surface allowed in R-4 and R-6 zones, an R-8 zone allows up to 75 percent impervious surface and an R-12 zone allows up to 85 percent.

Commissioner Marx suggested that rather than considering the design standards at this time, the Commission should consider the bulk, lot coverage and impervious surfaces for detached single-family residences in the R-12 and R-8 zones.

COMMISSIONER MARX MOVED TO DIRECT STAFF TO PROVIDE INFORMATION REGARDING BULK, LOT COVERAGE AND IMPERVIOUS SURFACES FOR SINGLE-FAMILY DETACHED RESIDENCES IN R-8 AND R-12 ZONES. COMMISSIONER MONROE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

COMMISSIONER DOERING MOVED TO EXTEND THE MEETING FOR FIVE MINUTES. COMMISSIONER MARX SECONDED THE MOTION. MOTION CARRIED 7-1 WITH COMMISSIONER MONROE VOTING IN OPPOSITION.

Ms. Markle asked if she should provide more clarification related to accessory structures and accessory dwellings. Ms. Kolousek noted that limiting the lot coverage in R-8 and R-12 zones would apply to accessory structures, as well.

c. Planning Commission Calendar

The Commission reviewed the Calendar that was provided as the last page of the Staff Report. They questioned whether the draft ordinance related to tonight's discussion of Single Family Design Standards would be ready for public hearing at the first meeting in February. Ms. Markle indicated that staff could have the materials ready in sufficient time, but it may be postponed until the hearing on the Development Code amendments or Single Family Design Standards as directed. Staff would have to assess the timing of the ordinance.

Chair Gabbert advised that the joint workshop with the Lake Forest Park Planning Commission might be postponed to a later date. He said this joint meeting is intended to provide an opportunity for the two Commissions to discuss issues of common concern.

Commissioner Monroe questioned whether there was an update on Point Wells scheduled on the calendar. Ms. Markle advised that once staff receives information related to the Point Wells site, they would schedule the item on the Commission's agenda.

8. UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

9. NEW BUSINESS

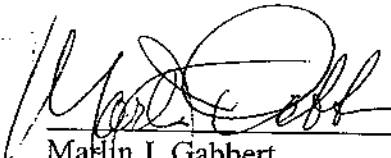
There was no new business scheduled on the agenda.

10. AGENDA FOR NEXT MEETING

The Commissioners had no additional comments to make regarding the agenda for the next meeting.

11. ADJOURNMENT

The meeting was adjourned at 9:34 p.m.



Martin J. Gabbert
Chair, Planning Commission



Lanie Curry
Clerk, Planning Commission

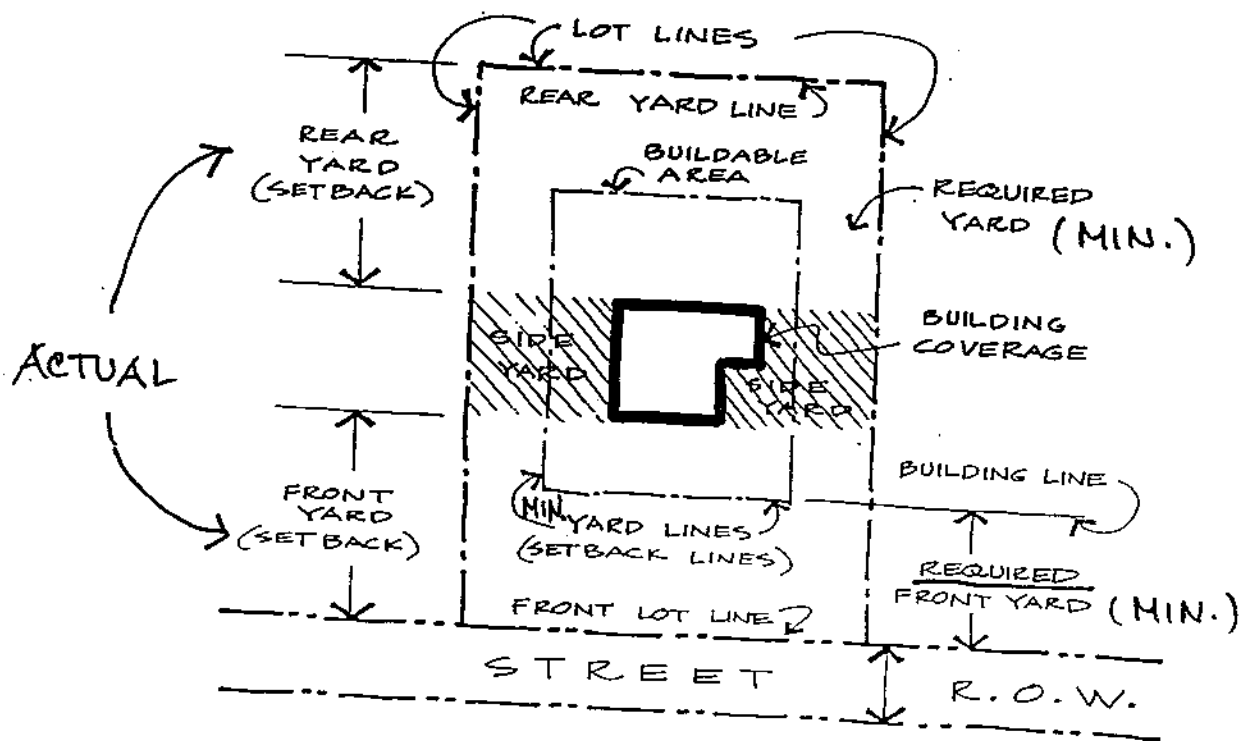
ATTACHMENT III

Single Family Design Standards Considered by the Planning Commission				
	Design Elements	Option 1: Shoreline Draft Development Code	Option 2: City of Everett	Option 3: City of Aspen
1	Multiple rooflines or gables	X	X**	
2	Roof brackets or rooflets	X	X**	
3	Dormers or fascia boards	X	X**	
4	Modulation	X	X**	
5	Trellis	X		
	Windows			
6	Windows with visible trim or mullions	X	X**	
7	Clustered windows	X	X**	
8	Bay windows	X	X**	
9	Requires street facing windows		X	X
10	Prohibits windows that span more than one floor			X
11	Prohibits more than one non-orthogonal window on ea. Façade			X
12	Requires that lightwells be recessed behind frontmost wall of building			X
	Entries			
13	Entry Enhancements	X	X**	
14	Façade & main entry facing street	X*	X	X
15	Entry door shall be no more than 10 ft. back from frontmost wall of house			X
16	Entry door shall not be over 8 ft. in height			X
17	Porch or weather covered entry 6 ft. X 6 ft. w/ a min. dimension of 4 ft.		X	
18	Required entry porch of 50+sq. ft., w/ min. depth of 6			X
19	Prohibit entry porches/canopies of more than one story in height			X
	Garages/Carports			
20	Setback for garages/carports - 5 ft. from façade @ min. front yard setback	X	X	
21	Garage/Carport shall be setback at least 10 ft. further from the street than front wall of house			X
22	Lots over 10,000 garage/carport may be in front of house if garage doors are perpendicular to street			X
23	wide			X
24	Garage doors shall be single stall			X
	Driveways/Access			
25	alley		X	X
26	Driveway shall not exceed 20 feet in width in setbacks		X	
27	Walkway (separate from driveway) leading from street to entry	X*		
	Bulk/Scale			
28	Lot coverage for buildings maximum 40%		X	
29	Gross floor area including garage maximum 50%		X	

30	New construction must on lots over 5,000 sq. ft. must step down to one story adjacent to a one story home by providing a one story element @ least 12 ft. in width on the common property line			X
31	Regulates lots smaller than 5,000 sq. ft.		X	
	Design Elements	Option 1	Option 2	Option 3
32	Width of living area on 1st floor shall be at least 5 ft. greater in width than garage/carport			X
33	Requires a one story element that is at least 20% of the buildings total width			X
	Accessory Buildings			
34	Accessory buildings may not be established until the principal dwelling(s) are constructed		X	
35	Combined total sq. footage of accessory buildings max. 15% of total lot area or 1,000 sq. ft. whichever is less (500 sq. ft. of attached garage exempt)		X	
36	No accessory buildings in front setback		X	
37	Detached accessory building max. height 15 ft.		X	
38	Detached accessory buildings over 500 sq. ft. shall have roof pitch, siding, and roofing similar to dwelling		X	
39	connected by a subordinate element to the main dwelling			X
	Materials			
40	Exterior materials shall be of consistent quality on all sides of building			X
41	Materials shall be applied true to their characteristics			X
42	Highly reflective surfaces shall not be used as exterior materials			X
	Landscaping			
43	Fences, hedgerows, & planter boxes shall not be more than 42 in. high in front of house. No man made			X
	Privacy/Open Space			
44	Dwellings w/out direct frontage to public street should be situated w/ respect to privacy of abutting homes & create usable yard space		X	
	* Option 1 requires either the entry to face street or a separate walkway from street to entry			
	** Option 2 states houses shall have entry, window and/or roofline design treatment.			

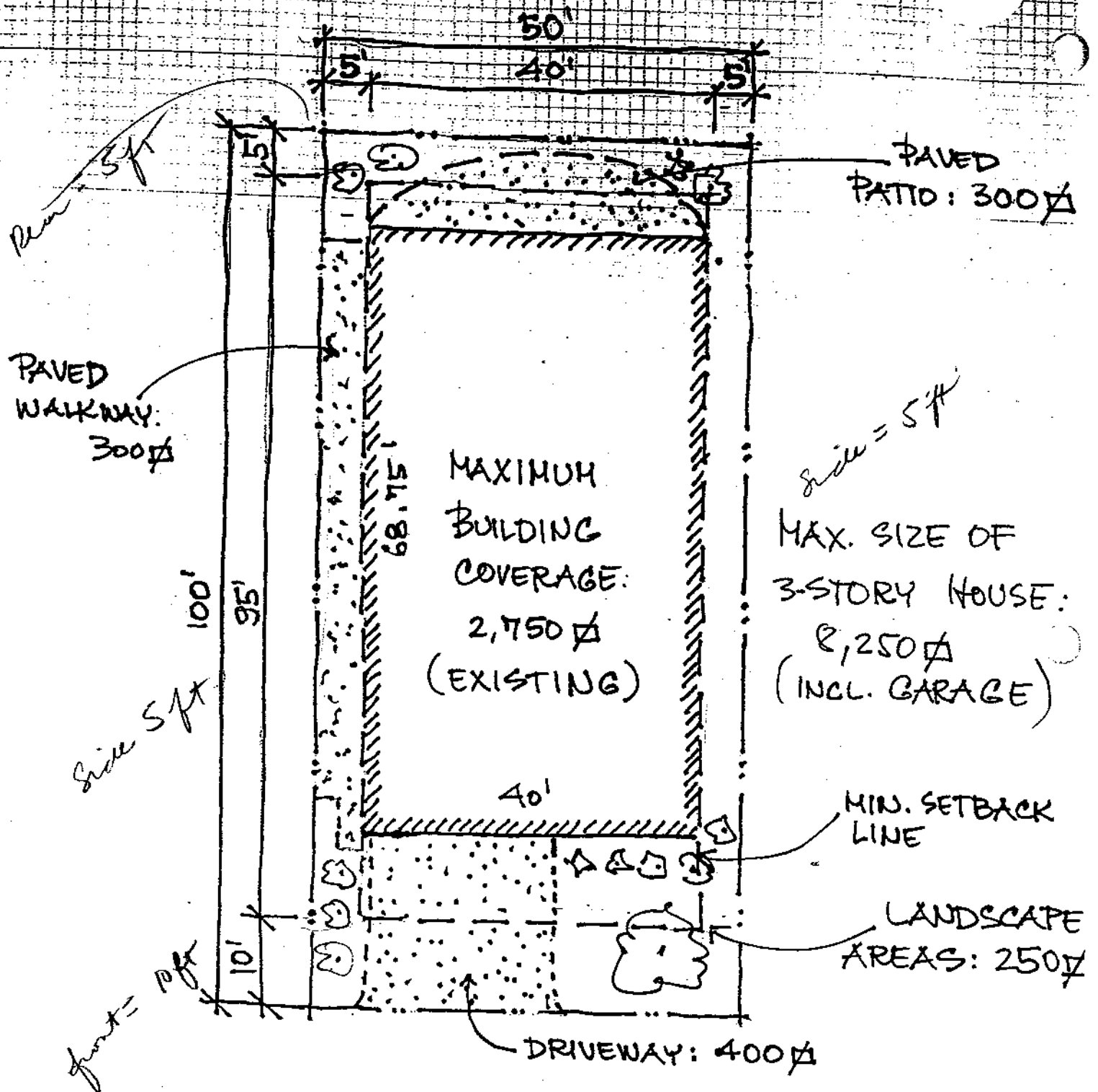
ATTACHMENT IV

BUILDING COVERAGE (SCALE)



THE RATIO OF THE HORIZONTAL AREA MEASURED FROM THE EXTERIOR SURFACE OF THE EXTERIOR WALLS OF THE GROUND FLOOR OF ALL PRINCIPAL & ACCESSORY BUILDINGS ON A LOT TO (DEVIDED BY) THE TOTAL LOT AREA

2



EXISTING CODE : R-8

LOT SIZE : 5,000^{sq ft}

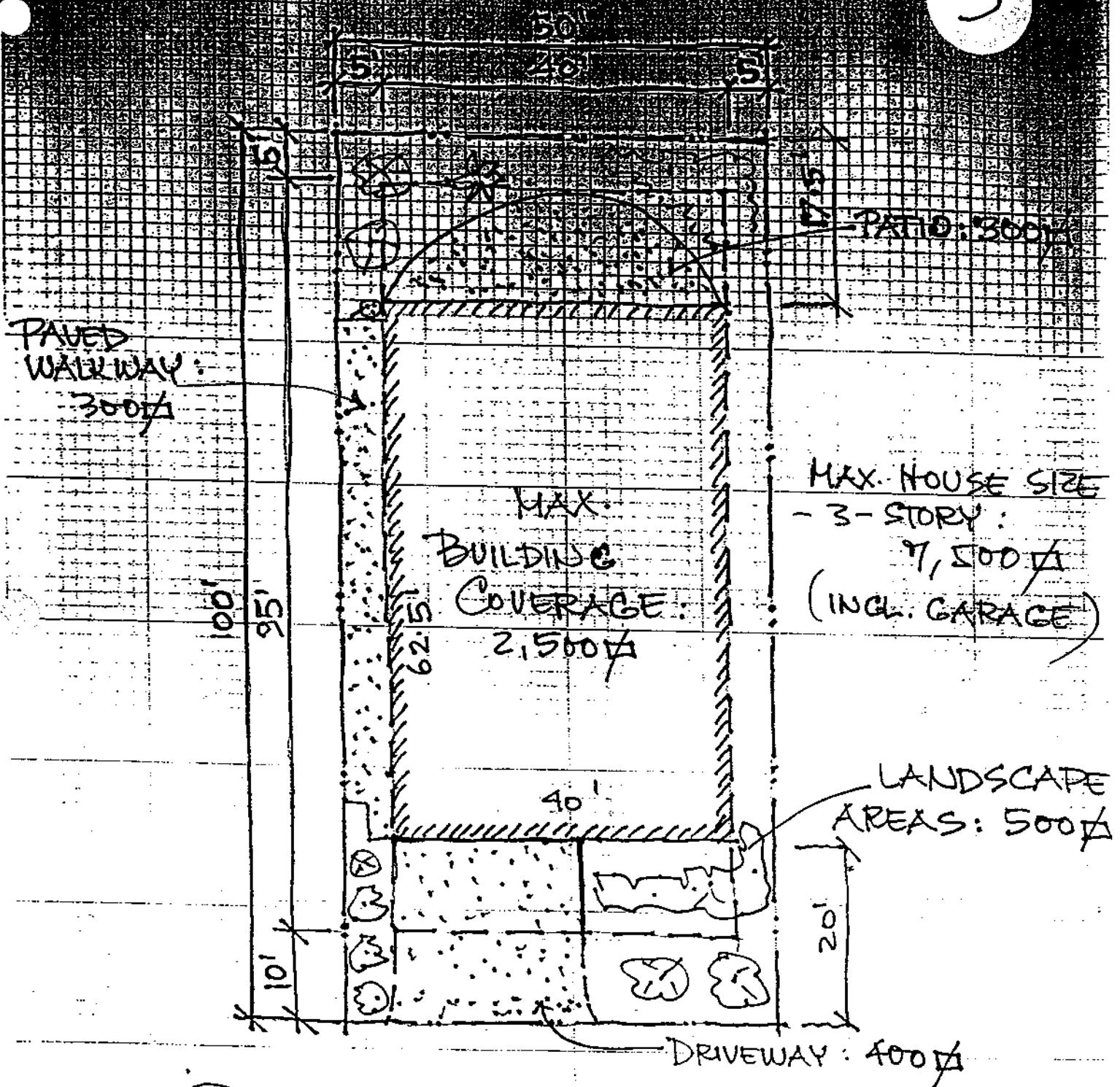
034

MAX. BLDG. COVERAGE: 55% = 2,750^{sq ft}

MAX. IMPERVIOUS SURFACE: 75% = 3,750^{sq ft}

MAX. SIZE OF THE HOUSE (INCL. GARAGE): 8,250^{sq ft}

3



PROPOSED ALT. #1 : R-8

035

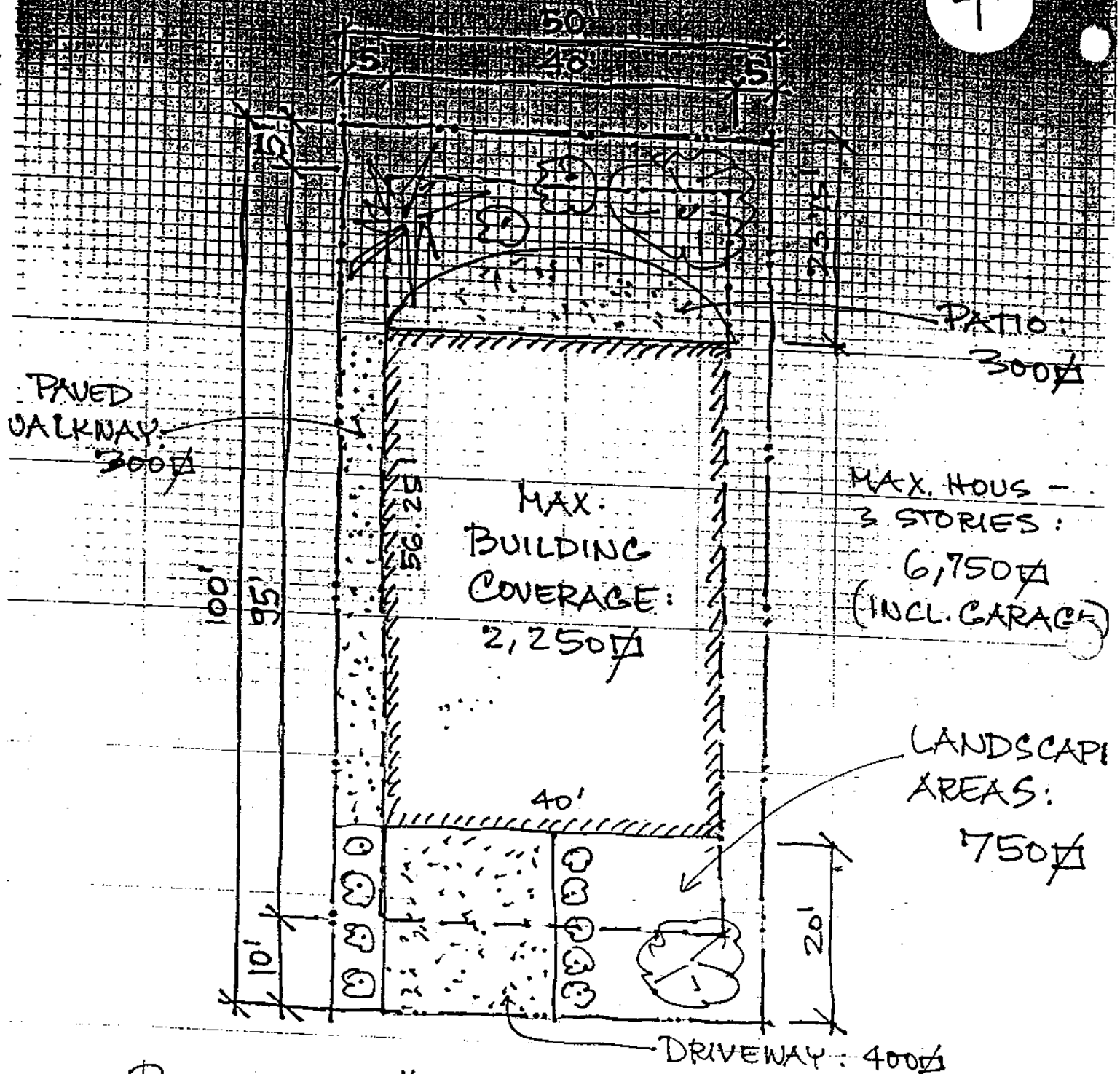
LOT SIZE : 5000 sq ft

MAX. BLDG. COVERAGE : 50% = 2,500 sq ft

MAX. IMPERVIOUS SURFACE : 70% = 3,500 sq ft

MAX. SIZE OF THE HOUSE - (3 STORIES) : 7,500 sq ft

4



PROPOSED ALT. # 2 : R-8

LOT SIZE : 5000 Δ

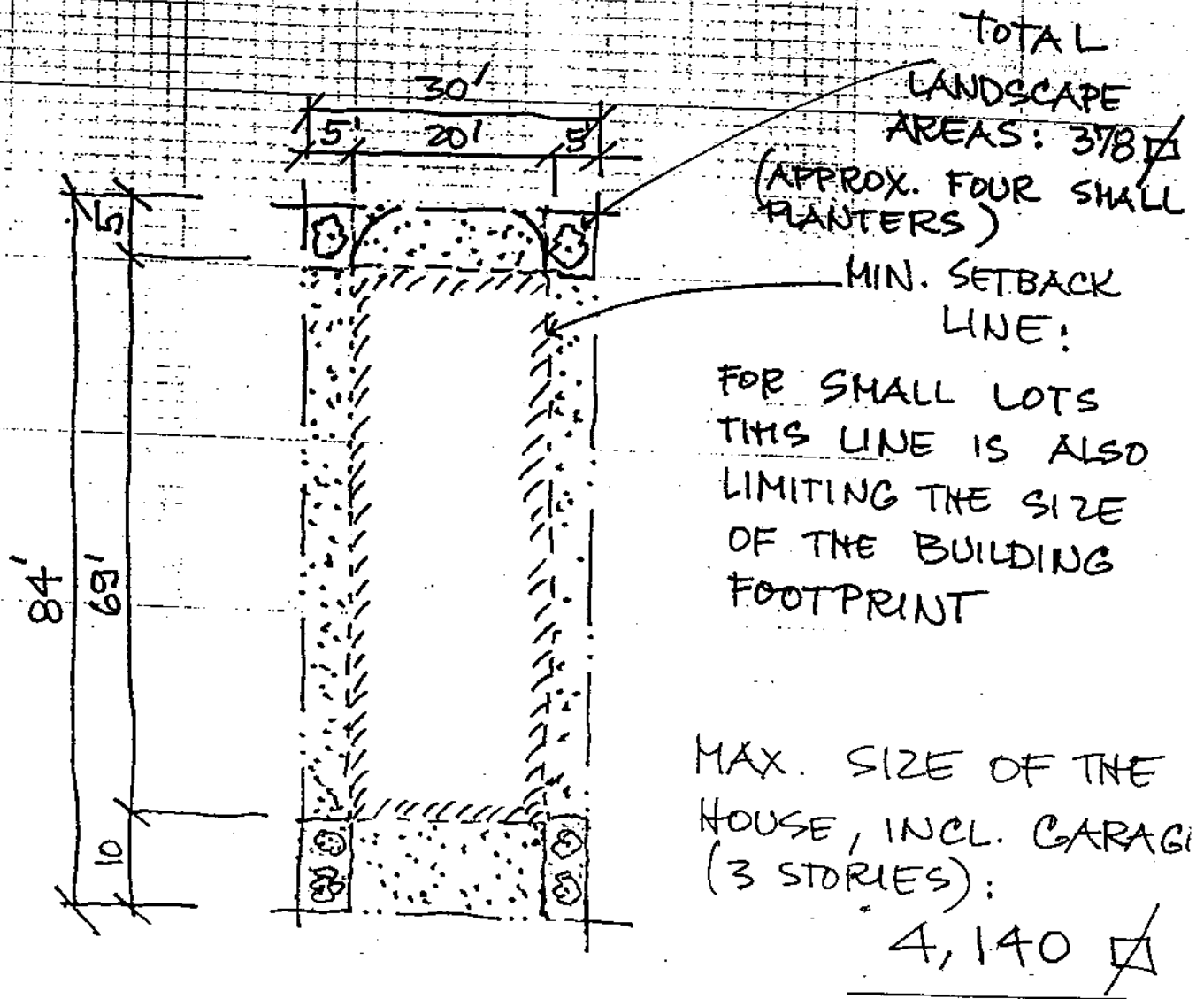
036

MAX. BLDG. COVERAGE: 45% = 2,250 Δ

MAX. IMPERVIOUS SURFACE: 65% = 3,250 Δ

MAX. SIZE OF THE HOUSE (3 STORIES): 6,750 Δ (INCL. GARAGE)

5



EXISTING CODE: R-12

LOT SIZE: 2520 $\square$

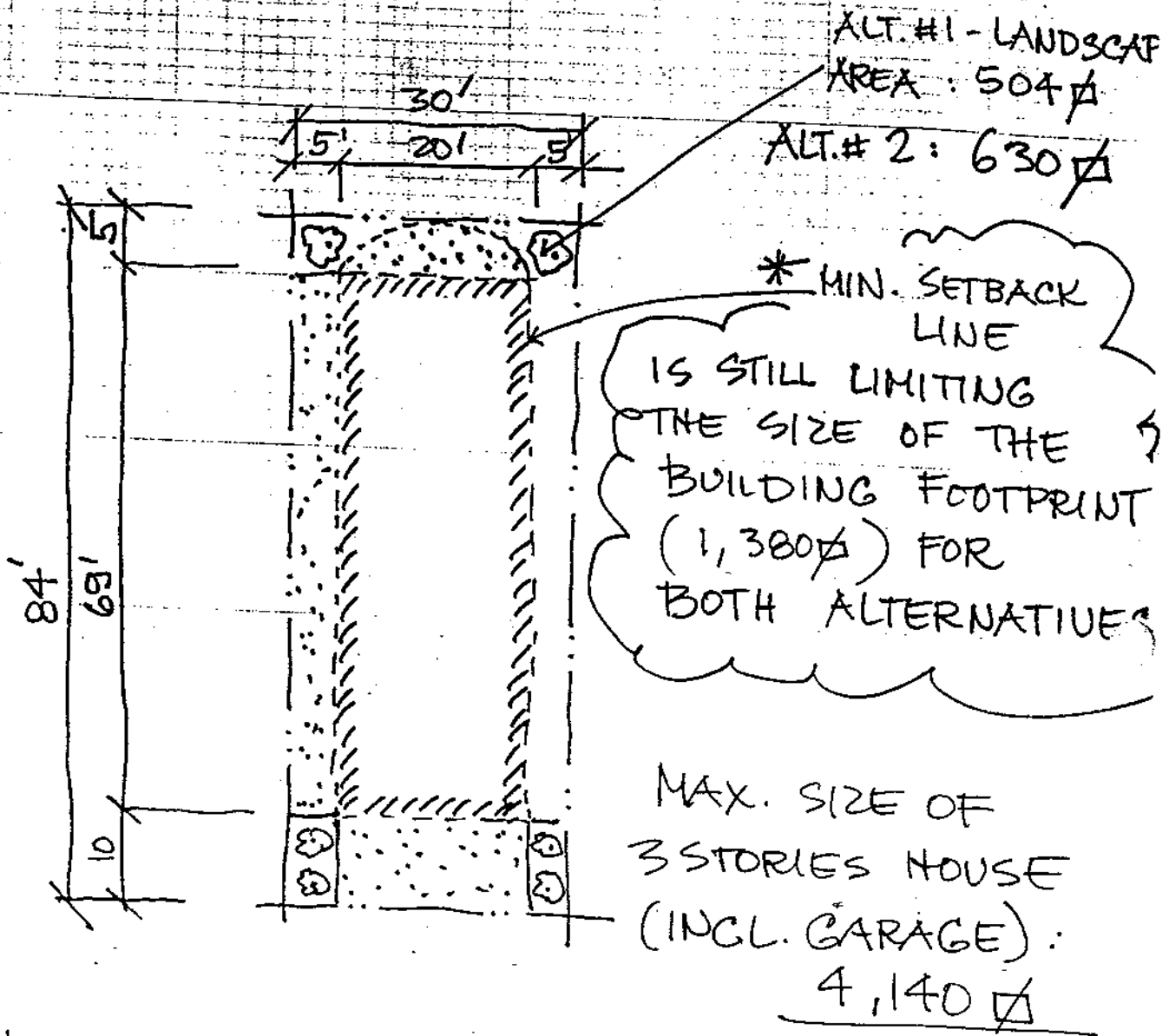
037

MAX. BUILDING COVERAGE: 60% = 1,512 $\square$

MAX. IMPERVIOUS SURFACE: 85% = 2,142 $\square$

* PLEASE NOTE THAT THE SETBACK LIMITS THE BUILDING FOOTPRINT TO 1,380 $\square$

6



PROPOSED ALT. #1 & 2: R-12

LOT SIZE: 2520 sq ft

038

* MAX. BUILDING COVERAGE: 55% = 1,386 sq ft

ALT. #1: MAX. IMPERVIOUS SURFACE: 20% = 2,016 sq ft

ALT. #2: " " " : 75% = 1,890 sq ft

ATTACHMENT V

Martin Král
1317 N 183rd St.
Shoreline, WA 98133

February 1, 2001

Ms. Rachael Markle
City of Shoreline
Planning & Development Dept.
17544 Midvale Avenue N.
Shoreline, WA 98133

Dear Ms. Markle,

The upcoming meeting of the Shoreline Planning Commission will consider an ordinance decreasing the current standards for maximum building and impervious surface area coverage. I am submitting this letter in support of such an ordinance.

The Development Code permits a higher standard in R-8 and R-12 (medium density residential) zones. In fact, the maximums allowed in R-12 designations are the same as in the significantly higher R-18 residential zones. As you know, my experience with development at Elena Lane (now 182nd Place N.) leads me to the inescapable conclusion that permitting such projects under the Development Code has been detrimental to the neighbors' enjoyment of their property and lifestyle. While profitable for the developer, the construction of these (admittedly handsome) "mega-houses" on tiny residential lots also has negative consequences for the neighborhood and the City at large.

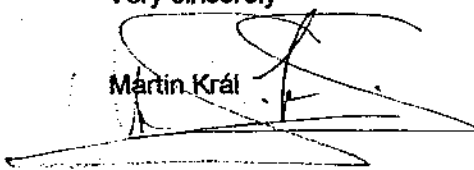
Siting a 2,500 sq. ft. home on a 3,500 sq. ft. lot may be attainable but is no mean feat. The compromises made with building construction, setbacks, and access force the builders to build up: in the Elena Lane example that has meant 30-35 ft. tall 2-story homes with nary any consideration for buffering the adjoining properties through adequate setbacks or landscaping. Add to that more stringent requirements for surface water management, provisions for parking and traffic improvements and what you get is a Gordian knot of a design problem.

I truly do not know why a developer chooses to place large 4-bedroom homes with 3-car garages on properties zoned R-8. Maybe there is greater profit; maybe the market for grass-free houses is inexhaustible. Whatever the motivation, it does us little good. The sheer scale and bulk of such homes brings into question the City's commitment to offering a variety of housing options for different income levels. As we have seen, builders follow the code to the max. They seldom offer a smaller home where maximum dimensions allow expanding the building envelope. No mitigation is offered to neighbors and the community for the permanent shadow cast on homes close to the property line; inadequate restrictions save mature trees that are the very symbol of Shoreline.

My recommendation here is that the maximum building coverage for R-8 lots be scaled back to 50%, and for R-12 zones to 55% to establish a lower scale for dimensions from the high density zones. Concurrently, the maximum impervious surface area allowed in R-8 should be reduced to 60%, and for R-12 zone the reduction should be established to 75%. This would allow some on-site percolation of surface water through larger garden plots and relieve the strains on our stormdrains. In light of the developer's probable response to build up to the 35 ft. height limit, the Planning Commission should then also consider reducing maximum building height to 30 ft in R-8 zones (same as R-4 and R-6) to encourage the construction of smaller, more affordable homes on these properties. There IS a need for such new houses in Shoreline. Most home buyers still want a garden; together we can ensure they will get both.

Very sincerely

Martin Král



ATTACHMENT VI

These Minutes Approved
March 15, 2001

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

February 15, 2001
7:00 P.M.

Shoreline Conference Center
Board Room

PRESENT

Chair Gabbert
Vice Chair McAuliffe
Commissioner Maloney
Commissioner Marx
Commissioner Harris
Commissioner McClelland
Commissioner Doennebrink

STAFF PRESENT

Rachael Markle, Senior Planner, Planning & Development Services
Brian Krueger, Planner, Planning & Development Services
Lanie Curry, Planning Commission Clerk

ABSENT

Commissioner Monroe
Commissioner Doering (excused)

1. CALL TO ORDER

The regular meeting was called to order at 7:00 p.m. by Chair Gabbert.

2. ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Gabbert, Commissioners Marx, Maloney, Harris, Doennebrink and McClelland. Commissioner Doering was excused and Commissioner Monroe was absent. Vice Chair McAuliffe arrived at the meeting at 7:02 p.m.

3. APPROVAL OF AGENDA

Chair Gabbert asked that a staff report regarding design guidelines be added to the agenda as Item 7b.

COMMISSIONER MALONEY MOVED TO APPROVE THE AGENDA AS AMENDED.
COMMISSIONER MARX SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF MINUTES

Commissioner McClelland requested that staff provide clarification for the reference to "20 p.m. peak hour trips" found in the second paragraph of Page 4.

COMMISSIONER MADONEY MOVED TO ACCEPT THE MINUTES OF JANUARY 18, 2001 AS CLARIFIED. COMMISSIONER MARK SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

5. PUBLIC COMMENT

There was no one in the audience who desired to address the Commission during this portion of the meeting.

6. REPORTS OF COMMISSIONERS

Commissioner McClelland apologized for her comments to staff at the last meeting. She said that in the future she would contact staff prior to the meeting to sort out her issues and concerns.

7. STAFF REPORTS

a. Type L Public Hearing: Proposed Amendment to the Development Code to Decrease Building Coverage and Impervious Surface in R-8 and R-12 Zones

Chair Gabbert reminded the public and the Commission of the rules and procedures for the public hearing process. The public hearing was opened.

Ms. Markle presented the staff report for the Type L Action. She said that as directed by the Commission at the January 4th meeting, staff has prepared two draft ordinances for public review and comment. Ms. Markle said the basic reason for focusing on bulk, scale and impervious surface was to address the issue of maximum house/minimum lot — particularly in the R-8 and R-12 zones.

Ms. Markle provided an overhead illustration of a building envelope that was created by defining the maximum height and minimum setbacks of a lot. The area in between becomes the building envelope. Next, she illustrated building coverage, which is defined by a percentage of the total area of the lot that can be covered by a structure. Next, she referred to the drawings provided by Ms. Kolousek to illustrate the results of applying the two proposed alternatives as well as the existing code to minimum sized lots in the R-8 and R-12 zones. She reviewed each of the illustrations with the Commission. She concluded that when the envelope is larger than the actual building coverage, there is the ability to shift the footprint of the building around within the envelope to save trees, match neighborhood character, protect privacy, etc.

Ms. Markle reviewed the illustrations that were provided for Alternatives 1 and 2. She noted that Alternative 1 allows a maximum building coverage of 50 percent in an R-8 zone. This alternative

would allow a maximum building footprint of 2,500 square feet and a maximum impervious surface of 3,500 square feet. It would allow up to a 7,500 square foot house to be built on the lot. Alternative 2 has a maximum building coverage of 45 percent, with a 2,250 square foot building footprint and impervious surface of 3,250 square feet of impervious surface (65 percent of the lot). She noted that Alternative 2 provides greater potential for landscaping, but would still only provide 1,750 square feet of landscaping for the entire minimum lot size in R-8. There is still an opportunity to build a 6,750 square foot house on the lot. Neither alternative would prevent someone from developing a large single-family home in the R-8 and R-12 zones, but it does create more room for landscaping.

Ms. Markle reviewed the illustrations that were provided for the R-12 zones. Staff found that on the very small lots neither one of the proposals had a significant effect on the building coverage of the lot. She explained that when applying minimum the setbacks on a 2,500 square foot lot, the building envelope would be 1,380 square feet. Applying the building coverage at 65 percent would result in a 1,512 square foot building footprint. However, the setbacks would prevail and the development would be limited to a maximum 1,380 square foot lot coverage. In the larger R-12 zoned lots, there is a greater difference between the existing building coverage allowed and the proposed building coverage allowed.

Ms. Markle suggested that because the smaller lots would not be affected by the proposed building coverage, they should consider adding an exception to the density dimensions table by adding the following language: "single-family detached dwellings in the R-8 and R-12 zones should not exceed a maximum building coverage of 35 percent and a maximum impervious surface area of 50 percent." These are the ratios that are in place in the R-4 and R-6 zones, which are intended for single-family detached development. The code is written to encourage single-family attached development in R-8 and R-12 zones, and this can be accomplished by limiting the building coverage. It also addresses the situations where maximum sized houses are built on minimum sized lots. She cautioned, however, that if the exemption is included, it should not apply to cottage housing.

Ms. Markle said that there are standards in the code that are very specific for attached dwelling units and address many of the issues and concerns related to design, garage placement, fencing, etc. However, none of this applies if a single-family home is built on an R-8 or R-12 lot.

Ms. Markle said the one comment letter the City received supported Alternative 2, which is the more restrictive.

Ms. Markle said the Commission has the ability to change any of the proposed percentages for impervious surface and building coverage. They can add different exceptions to the alternatives, as well. However, everything has to revolve around the building coverage and impervious surface, since these are the two issues that were advertised for the public hearing. If there are other ideas the Commission would like to consider, such as height, they could bring these issues back at a future public hearing.

At the request of Commissioner Doennebrink, Ms. Markle shared information staff collected regarding how the two proposed alternatives would have been applied to projects that were reviewed and approved by the City over the past year.

Chair Gabbert noted that most jurisdictions are more restrictive than the two alternatives being proposed. The City of Bothell allows 35 percent maximum footprint coverage and between 50 and 60 percent of impervious surface for similar zones. The City of Seattle also has about a 35 percent footprint coverage requirement. The percentages being proposed in the alternatives are generous.

Commissioner Harris inquired if the 35 percent exception that was noted by staff would only apply to R-12 zones. Ms. Markle said this could be applied to the R-8 zones, as well. However, R-8 zones are not really where the significant problems lie.

Commissioner Maloney referred to one of the projects that was used for an illustration, and noted that it is much more restrictive in design than Alternatives 1 and 2. He questioned if it would make sense for the Commission to consider a more restrictive alternative. Ms. Markle said the Commission certainly has this option, but they could end up making it a lot more difficult for developers to construct affordable units. The example that was used provides underground garages, which can be more costly. She recommended that the City not be so restrictive that they require every development to provide underground garages.

Vice Chair McAuliffe reminded the Commission that the focus of the discussion is more on large, single-family homes that are being developed on R-8 and R-12 lots, rather than attached units. Ms. Markle agreed and noted that the standards that apply to attached dwelling units are very stringent, which will help ensure that future development is quality and provides sufficient open space, etc. She clarified that the intent of the proposed alternatives is to discourage single-family development—particularly in the R-12 zones.

Commissioner Doennebrink inquired how the proposed alternatives would effect the Growth Management Act or the zoning map. Ms. Markle said that neither of the alternatives would have a negative impact, but both would accommodate a higher density because there would be fewer single-family homes on lots that are designated for higher density development.

THE PUBLIC PORTION OF THE HEARING WAS OPENED.

Martin Kral, 1317 North 183rd Street, said he was surprised that there were no developers present at the hearing. He said he is concerned that if the City significantly reduces the amount of building coverage and impervious surface allowed, developers will start developing taller, single-family homes with a boxy design. He said he supports Alternative 2, but he would like to see mitigation offered to developers who are willing to build slightly smaller homes with more landscape buffer or provide features such as dormers and bay windows that would step back the new construction to fit better with the surrounding neighborhood.

THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

Commissioner Doennebrink requested that Chair Gabbert clarify his statement that surrounding jurisdictions have more stringent regulations. Chair Gabbert again stated that most jurisdictions allow

only about 35 percent building coverage in the denser single-family zones. The Commission noted that this is similar to the City's requirements for less dense, single-family zones.

Commissioner McClelland expressed concern about the possibility of encouraging smaller houses that are as tall as larger homes. The height effect will be distorted. She suggested that having cubes to illustrate the finished product would be helpful.

Commissioner Maloney agreed that, although the Commission cannot deal with height as part of this hearing, it must be part of the package. He suggested that the Commission continue the public hearing for this ordinance to such a time where height can become part of the discussion and be included in the proposed ordinance. He said he is also concerned about three-story houses being built in two-story neighborhoods. Ms. Markle noted that the current regulations allow a height of 35 feet, and this would not be changed with either of the proposed ordinances. If the exception that was noted by staff earlier is adopted, it would discourage single-family dwellings in R-8 or R-12 zones, and the height limit for single-family development in the zones would not need to be changed.. She noted that the height standards for attached development would be applied to the R-12 and R-8 zones. If the exception is not adopted, then height can become an issue.

The Commission discussed that the main intent of the proposed alternatives is to limit opportunities for single-family development in the R-8 and R-12 zones and to encourage attached unit development instead. However, neither alternative would prohibit the development of a single-family home in the R-8 or R-12 zone. The exception that was presented by the staff could discourage single-family development on the smaller lots.

Commissioner Marx noted that there are a lot of 5,000 square foot lots in the City with decent houses on them. She said she would hope development on these lots could continue to provide opportunities for decent, reasonably sized, single-family homes in the R-8 zone. The proposed alternatives would be a step in the right direction.

COMMISSIONER MALONEY MOVED TO POSTPONE CONSIDERATION OF THE ORDINANCE UNTIL THE HEIGHT ASPECT COULD BE CONSIDERED, AS WELL. MOTION FAILED FOR LACK OF A SECOND.

COMMISSIONER MARX MOVED TO RECOMMEND THE CITY COUNCIL ACCEPT ALTERNATIVE 4, WHICH INCLUDES THE EXCEPTION FOR R-12 LOTS AS PROPOSED BY STAFF, WITH COTTAGE HOUSING BEING EXCEPTED FROM THE REQUIREMENTS BECAUSE THEY HAVE THEIR OWN REQUIREMENTS. VICE CHAIR McAULIFFE SECONDED THE MOTION.

Chair Gabbert reviewed that Alternative 4 would amend the Community Development Code to reduce the maximum building coverage to 45 percent in the R-8 zones and 55 percent in the R-12 zones, and to reduce the maximum impervious surface to 65 percent in the R-8 zones and 75 percent in the R-12 zones, and to add an exception to table 20.50.020—densities and dimensions in residential zones under maximum building coverage and maximum impervious surface—as proposed by staff. The motion

would include an exception for cottage housing using the following language: "For single-family detached development, excluding cottage housing, located in the R-12 zone, the maximum building coverage shall be 35 percent and the maximum impervious surface shall be 50 percent."

MOTION CARRIED 6-1, WITH COMMISSIONERS DOENNEBRINK, MCGILL AND HARRIS, MARK, VICE CHAIR, MAUDINE AND CHAIR GABBERT VOTING IN FAVOR, AND COMMISSIONER MALONEY VOTING IN OPPOSITION.

The Commission discussed whether or not they wanted to further explore the issue of height in R-12 and R-8 zones and the impacts of three-story homes in one and two-story neighborhoods. They agreed that it would be helpful for staff to provide pictures and other visual aids illustrating the issues of concerns related to height. They agreed that staff should meet with Chair Gabbert to review this information prior to presenting it to the Commission at a future meeting.

b. Design Guidelines

Mr. Krueger directed the Commission to Attachment 3, which is the single-family design guidelines that were created by staff in response to citizen and Commission comments during a workshop. He noted that one of the goals of Chapter 2 of the Development Code is to ensure that the physical characteristics of new houses through infill development are compatible with the character and scale of the surrounding area and provide adequate air, light, privacy and open space for each house. To address neighborhood compatibility, five elements were selected as a focus: garages and carports, building height, main entry, landscaping and privacy. The intent of the proposed guidelines is to ask the developer to compare the elements of the existing development to what they might be proposing to build. He added that pictures were used to illustrate compatible and incompatible designs.

Chair Gabbert commented that the pictures do not seem to address all of the elements identified as a focus. He suggested that additional pictures need to be provided to better emphasize the intent of the guidelines. He said he supports the concept of design guidelines because they do help to protect the character of the neighborhoods.

Mr. Krueger said the intent is to include the design guidelines document with the packet of information an applicant would receive when they come in for a residential building permit. The guidelines are non-regulatory and non-binding. They are intended as suggestions and guidelines to help a proposal maintain compatibility with the character and scale of the neighborhood.

Commissioner Harris inquired if the design guidelines document would be used to help neighbors articulate potential meetings. Ms. Markle answered that the document could be used to help neighborhoods understand the issues that they need to be concerned about when new development is proposed in their area. The developers could also use the document to tailor their discussions at the neighborhood meetings.

Commissioner Harris noted that at the neighborhood meetings for Type B shortplats, the developers are at the land design stage of their project, and have not necessarily considered the housing design. He suggested, therefore, that the design guidelines would not really serve a purpose at the neighborhood meetings. Ms. Markle agreed that in many cases, the design guidelines would not be useful at neighborhood meetings. However, if the developer is seeking a contract rezone, the guidelines could be useful.

Commissioner McClelland said she is troubled by the fact that neighborhood character is so subjective. Neighborhoods are constantly in some type of transition and change. When it is gradual, the change is responding to the market needs. Elements such as placement of the garage and roof pitch, etc. seem to be a little less subjective. She said she would prefer renderings instead of photographs so that the elements are very suggestive. She suggested that several renderings would be appropriate.

Commissioner Harris said that he is sensitive about the issue of design guidelines and whether or not they are appropriate. He questioned whether it would be appropriate to require new development to fit the character of existing development. He said he expressively told his architect that he wants the house he is currently having built to be different. He concluded that his house would probably not meet either of the alternative guidelines.

Mr. Krueger said the intent of the design guidelines is not to restrict the style of new homes. They are overall suggestions and ideas to illustrate design styles that can make new development more compatible with the existing development.

Commissioner McClelland suggested that a sub committee of the Commission be formed to work with staff on the next draft of the design guidelines. Commissioners Harris, McClelland and Maloney indicated interest in participating in the design guidelines sub committee. The Commissioners were encouraged to provide their comments regarding the issue to staff.

8. UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

9. NEW BUSINESS

There was no new business scheduled on the agenda.

10. AGENDA FOR NEXT MEETING

Chair Gabbert noted that March 1, 2001 would be a special meeting starting at 6:30 p.m. A representative from the Washington Cities Insurance Authority would be present to talk about land use law and liability training for Planning Commissioners and staff. Staff would contact the Commissioners regarding the meeting location.

Commissioner McClelland was excused from the March 15, 2001 meeting.

11. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.



Marlin J. Gabbert
Chair, Planning Commission

Lanie Curry
Clerk, Planning Commission

ATTACHMENT VII



Planning and Development Services

Single Family Design Guidelines

The Shoreline Development Code Chapter 20.50 (Subchapter 2 Single Family Detached Residential Design Standards) specifies the following purpose:

- A. To ensure that the physical characteristics of new houses through infill development are compatible with the character and scale of surrounding area, and provide adequate light, air, privacy, and open space for each house.
- B. To establish a well defined single-family residential streetscape by setting back houses for a depth that allows for landscaped front yard.
- C. To reduce the visual impact of garages from the street views.

The Code addresses specific standards for site planning including, setbacks, height limits, additions, accessory structures and fences and walls. The issue of compatible neighborhood character is not addressed by specific standards. In order to comply with the intent of the Code we hope that the following guidelines will help you creatively address the intent and help your proposal maintain compatibility with the character and scale of the neighborhood. The pictures are intended to demonstrate some obvious compatible and incompatible infill development.

Garages/Carports

- ☐ Where are the garages/carports of the houses adjacent or in the immediate vicinity of your proposal? Are they attached to the house or detached? Are they in front of the house or setback behind?
- ☐ If there is an alley access to your site, do the houses in the immediate vicinity have vehicular and garage access from that alley?
- ☐ Is your proposed garage/carport compatible in design and location to the houses in your neighborhood?



Incompatible Design



Compatible Design



Planning and Development Services

Building Height

- ☐ What is the typical height of buildings in the neighborhood? One or two-story?
- ☐ If a one (1) story building exists directly next to your site and your proposal includes a two story structure, does your design include a step down to one story in height along their common lot line or include design elements such as trellis, bay windows, or modulation to lessen impacts to you one-story neighbor?



Incompatible Design



Compatible Design

Main Entry

- ☐ Where are the main entrances of the houses adjacent or in the immediate vicinity of your proposal? Do they face the street? Are they setback from or flush with the frontmost wall of the house?
- ☐ Do these main entries have enhancement, such as porches or stoops?
- ☐ Does your proposed entry correspond in design and location to the houses in your neighborhood?



Incompatible Design



Compatible Design



Planning and Development Services

Landscaping

- ☐ What is the landscaping of the houses adjacent or in the immediate vicinity of your proposal look like? Do they have a lawn? Are there large trees on the property? Are they planted with native species? Are there hedgerows or planter boxes in the yard?
- ☐ Does your proposed landscaping correspond in design and scale to the houses in your neighborhood? Does your proposal retain the large trees on your property?



Incompatible Design



Compatible Design

Privacy

- ☐ Do the houses directly adjacent to your site have windows or private areas that would be directly visible from your proposed windows and/ or second story deck? Are these areas buffered with landscaping?
- ☐ Does your proposal consider the windows and privacy of your adjacent neighbors and/or include landscaping to buffer views from neighboring property that may invade your privacy?



Incompatible Design



Compatible Design