



AGENDA

SHORELINE CITY COUNCIL WORKSHOP DINNER MEETING

Monday, December 10, 2007
6:00 p.m.

Shoreline Conference Center
Highlander Room

TOPICS/GUESTS:

SHORELINE CITY COUNCIL BUSINESS MEETING

Monday, December 10, 2007
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

	<u>Page</u>	<u>Estimated Time</u>
1. CALL TO ORDER		7:30
2. FLAG SALUTE/ROLL CALL		
3. REPORT OF THE CITY MANAGER		
4. REPORTS OF BOARDS AND COMMISSIONS		
5. GENERAL PUBLIC COMMENT		7:45
<i>This is an opportunity for the public to address the Council on topics other than those listed on the agenda, and which are not of a quasi-judicial nature. The public may comment for up to three minutes; the Public Comment under Item 5 will be limited to a maximum period of 30 minutes. The public may also comment for up to three minutes on agenda items following each staff report. The total public comment period on each agenda item is limited to 20 minutes. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers should clearly state their name and city of residence.</i>		
6. APPROVAL OF THE AGENDA		8:00
7. CONSENT CALENDAR		
(a) Approval of expenses and payroll as of November 28, 2007 in the amount of \$804,016.47	<u>1</u>	
(b) Acceptance of Washington State Department of Ecology (DOE)	<u>3</u>	

Grant to Complete the Shoreline Master Program

- (c) Motion to Authorize the City Manager to Obligate \$3,600,000 of Surface Transportation Program (STP) Grant Funds for the Right-of-Way Phase of the Aurora Corridor Project (N. 165th – N. 205th) 7
- (d) Ordinance No. 477 amending the International Building Code, International Residential Code and International Fire Code and amending Sections 15.05.010, 15.05.030, 15.05.040 and 15.05.050 of the Shoreline Municipal Code 9
- (e) Ordinance No. 487 amending Ordinance No. 449, Ordinance No. 457, Ordinance No. 463, Ordinance No. 467, and 483 by Increasing the Appropriation for the Equipment Replacement Fund 33

8. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS, AND MOTIONS

- (a) Ordinance No. 476 amending the City's Comprehensive Plan Land Use Designation and the City's Official Zoning Map Tile No. 480 changing the Comprehensive Land Use Designation from Medium Density Residential to Mixed Use and the zoning from Residential 12 DU-AC (R-12) to Residential 48 DU-AC (R-48) of two parcels located at 146 and 422 N 145th Street 37 8:05

9. NEW BUSINESS


- (a) Draft Master Plan for Cromwell Park 71 9:15

10. ADJOURNMENT 10:00

The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY service, call 546-0457. For up-to-date information on future agendas, call 546-2190 or see the web page at www.cityofshoreline.com. Council meetings are shown on Comcast Cable Services Channel 21 Tuesdays at 12 noon and 8 p.m., and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m. Council meetings can also be viewed on the City's Web site at cityofshoreline.com/cityhall/citycouncil/index.

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Approval of Expenses and Payroll as of November 28, 2007
DEPARTMENT:	Finance
PRESENTED BY:	Debra S. Tarry, Finance Director 

EXECUTIVE / COUNCIL SUMMARY

It is necessary for the Council to formally approve expenses at the City Council meetings. The following claims/expenses have been reviewed pursuant to Chapter 42.24 RCW (Revised Code of Washington) "Payment of claims for expenses, material, purchases-advancements."

RECOMMENDATION

Motion: I move to approve Payroll and Claims in the amount of \$804,016.47 specified in the following detail:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
10/21/07-11/03/07	11/9/2007	21396-21586	7054-7101	34599-34608	\$371,132.00
					<u>\$371,132.00</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
11/15/2007	34570	34579	\$47,108.40
11/15/2007	34580	34598	\$62,058.23
11/16/2007	34609	34620	\$2,506.39
11/19/2007	34621	34638	\$64,925.46
11/19/2007	34639	34655	\$20,121.14
11/27/2007	34656	34657	\$4,060.00
11/27/2007	34658	34660	\$26,044.13
11/27/2007	34661	34679	\$29,655.42
11/28/2007	34680	34709	\$176,405.30
			<u>\$432,884.47</u>

Approved By: City Manager _____ City Attorney _____

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Shoreline Master Program
DEPARTMENT: Planning and Development Services
PRESENTED BY: Steve Cohn, Senior Planner

PROBLEM/ISSUE STATEMENT:

The State of Washington Department of Ecology has awarded the City a \$60,000 grant to complete a Shoreline Master Program (SMP) update. The scope of work of the contract contemplates that work on the SMP is scheduled to begin in early 2008.

FINANCIAL IMPACT:

If the City decides not to accept the grant, it would need to fund the work on the SMP update out of the City's general fund.

If the funding is accepted, there should be no budget implications for Shoreline for the 2007-2009 biennium except for staff time. There will be additional work to complete the process into 2010 that is currently unfunded. It is possible that the State may release grant funding for that work, but the decision to do so will not be known until early 2009.

RECOMMENDATION

Staff recommends that Council accept the Department of Ecology grant in the amount of \$60,000 to complete a Shoreline Master Program.

Approved By: City Manager  City Attorney _____

INTRODUCTION

The State of Washington has mandated that each locality complete a Shoreline Master Program (SMP) to analyze existing shoreline conditions and plan for future impacts.

BACKGROUND

In 2003 the Department of Ecology adopted new Shoreline Master Program Guidelines based on the State Shoreline Management Act. Cities and counties across the state (about 250 in all) were mandated to update their shoreline master programs to be consistent with the new guidelines within the decade. Plan goals should include ways to encourage water-dependent uses, protect shoreline natural resources, and promote public access. The State has offered grant monies to assist cities and counties in their updates.

Local master programs regulate new development and use of "shorelines of statewide significance" within their jurisdictions. According to Department of Ecology definitions and an inventory performed in 2004, the only areas affected in Shoreline are the properties on the Puget Sound coastline. This information will be reviewed and updated (if necessary) by a consultant paid for by the grant.

Shoreline's existing master program reflects the elements that were in the King County SMP in 1995 when Shoreline incorporated. In 1998, with the adoption of its own Comprehensive Plan, the City adopted a Shoreline Master Program Element that contains general goals, policies and maps of shoreline environments. While largely consistent with the King County SMP, this new SMP element was not reviewed by the Dept. of Ecology and does not qualify as a full recognized SMP. The City continues to apply the detailed 1995 King County SMP to regulate shoreline development, but now needs to craft one of its own to reflect any changed conditions and to meet the updated guidelines from the State.

Shoreline applied for a grant earlier this year, and one was recently awarded in the amount of \$60,000. This will assist staff in meeting the State requirements for the SMP update, which is currently scheduled for completion by June 2010. Most of the State grant dollars will be used to hire a consultant to perform technical work such as conducting an inventory and analysis, mapping conditions, determining environmental designations, characterizing ecosystem-wide processes, analyzing cumulative impacts, and identifying opportunities for protection and restoration. A portion of the money will be used for staff salaries. The funding does not cover the full cost of developing the SMP update. It is possible that the State may have additional grant dollars to distribute in the next biennium. However, if that money is not available to Shoreline, the City will have to subsidize some portions of developing the SMP.

ALTERNATIVES ANALYSIS

- Shoreline is mandated to update its SMP whether or not it receives State funding.
- The SMP update includes technical and scientific analysis that cannot be accomplished by current City staff.
- If the City is not compensated for the extra dollars needed to hire consultants, the monies will have to come from the City's general fund.

RECOMMENDATION

Staff recommends that Council accept the Department of Ecology grant in the amount of \$60,000 to complete a Shoreline Master Program.

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Motion to Authorize the City Manager to Obligate \$3.6 M of Surface Transportation Program (STP) Grant Funds for the Right-of-Way Phase of the Aurora Corridor Project (N 165 th Street – N 185 th Street)
DEPARTMENT:	Public Works
PRESENTED BY:	Kirk McKinley, Aurora & Interurban Trail Project Manager Phil Ramon, Administrative Services Manager

PROBLEM/ISSUE STATEMENT: Staff is requesting that Council authorize the City Manager to execute Local Agency Agreements, Supplements and Prospectus to obligate \$3,600,000 of Surface Transportation Program (STP) grant funds that have been awarded to the City for the Aurora Corridor Project (N 165th Street to N 185th Street). These funds have been programmed in the Right-of-Way Phase of the project.

BACKGROUND: On October 25, 2007, the Puget Sound Regional Council (PSRC) approved changing the project status from “*candidate*” to “*conditional approval*” for early Right-of-Way acquisition only for the Aurora Corridor Project (N 165th Street – N 205th Street). This PSRC approval authorizes the City of Shoreline to proceed with the obligation of Right-of-Way funds once the environmental process has been completed for the project.

In accordance with purchasing policies, Council authorization is required in order for staff to obligate grant funds exceeding \$50,000. Also, the Washington State Department of Transportation (WSDOT) Local Agency Guidelines (LAG) requires the execution of Local Agency Agreements, Supplements and Prospectus to obligate federal grant funds. WSDOT administers federal funds awarded to the City of Shoreline. These funds have been approved by the Puget Sound Regional Council and have been included in the State Transportation Improvement Program.

The following provides a summary of key requirements of the STP grant:

- STP funds can only be used for the Right-of-Way phase of the Aurora Corridor Project (N 165th Street – N 185th Street).
- The STP grant funds require a 13.5% matching requirement.
- A quarterly project status update is required for the grant.

FINANCIAL IMPACT: The Aurora Corridor Project (N 165th Street – N 205th Street) is identified in the City's 2008 - 2013 Capital Improvement Program. The following provides a summary of the funding sources for this project:

Funding Sources	Amount
Roads Capital Fund	\$10,490,599
Federal STP – C	\$7,393,631
SAFETEA – LU	\$855,472
SAFETEA – LU	\$1,368,755
Surface Transportation Program (STP)	\$3,600,000
STP –U	\$525,361
King County	\$1,401,742
King County	\$1,000,000
Nickel Gas Tax Funding	\$2,100,000
New Gas Tax Funding	\$10,000,000
Regional Mobility Grant	\$2,500,000
Surface Water Funds	\$1,000,000
Future Funding	\$51,171,988
Total	\$93,407,548

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute Local Agency Agreements, Supplements and Prospectus to obligate grant funds totaling \$3,600,000 of Surface Transportation Program (STP) Grant funds for the Aurora Corridor Project (N 165th Street to N 185th Street).

Approved By: City Manager  City Attorney ____

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Local Amendments to the 2006 International Construction Codes
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Ray Allshouse, Building Official Joseph Tovar, FAICP, Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

The issue before Council is the revision of local amendments to the Construction and Building Codes.

Shoreline Municipal Code Chapter 15.05 Construction and Building Codes adopts the current editions of the national model codes by reference without requiring further Council action. However, changes to model code language require an update of specific local amendments for consistency purposes. Additional revisions recommended by City and Shoreline Fire Department Staff to reflect current practice and accommodate existing as well as contemplated water purveyor standards are also included.

FINANCIAL IMPACT:

There are no direct financial impacts to the City of the amendments proposed by City and Fire Department Staff.

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 477, amending Chapter 15.05 of the Shoreline Municipal Code (Attachment A).

Approved By:

City Manager 

City Attorney 

INTRODUCTION

Adoption of local amendments to the 2006 International Construction Codes is necessary to ensure consistency with the Development Code and accommodate operational requirements of the Shoreline Fire Department and water purveyors.

BACKGROUND

On November 17, 2006, the Washington State Building Code Council voted to adopt the 2006 Editions of the national model codes, with some state amendments under Washington Administrative Code rulemaking authority. The effective date of these codes, as amended, is July 1, 2007.

Shoreline Municipal Code Chapter 15.05 Construction and Building Codes adopts the current editions of these national model codes by reference without requiring further Council action (Ordinance No. 355, 2004). However, changes to model code language require an update of specific local amendments for consistency purposes. Additional revisions recommended by City and Shoreline Fire Department Staff to reflect current practice and accommodate existing as well as contemplated water purveyor standards are also included.

LOCAL AMENDMENT ANALYSIS

Exhibits 1 through 4 to Attachment A include a copy of the original and proposed amending language shown in legislative format. Legislative format uses strikethroughs for proposed text deletions and underlines for proposed text additions.

Descriptive statements are included below for each local amendment change included in proposed Ordinance No. 477.

SMC 15.05.010 Adoption of referenced codes.

- Additional factors used in practice to determine building fire flow and fire hydrant requirements need to be codified as local amendments to the International Fire Code in lieu of Appendix B and C adoption.

SMC 15.05.030 International building code amendments.

SMC 15.05.040 International residential code amendments.

- Technical building code requirements apply to all construction, whether or not a permit is required, so the option to not regulate to a lower threshold is deemed appropriate. Furthermore, retaining the current 200 square foot building permit exemption affords continued consistent language to that found in the Development Code, Title 20.
- Clarification edits to elevator car ambulance stretcher accommodations.

SMC 15.05.050 International fire code amendments.

- Referenced standards for Emergency Power Supply Systems have proven in practice to require significant effort by Fire Department staff; the cost of which will

be recovered explicitly by requiring a construction permit with an hourly rate fee for such installations.

- The current amendment language is deleted since it is now included in the 2006 IFC under Section 308.6 Flaming food and beverage preparation.
- Inclusion of other types of fueled equipment was unintentionally omitted from current Section 314.4 Indoor Displays amendment language.
- Additional factors used in practice to determine building fire flow are codified under Section 508.3 in lieu of IFC Appendix B language.
- An increase of the residential exception limitation from 350 to 500 feet to the nearest fire hydrant, to allow inclusion of the entire distance to the remotest fire hose service point.
- Specific fire hydrant obstruction protective measures regarding motor vehicles, refuse containers and other obstructions are codified under amended Section 508.5.4.
- Additional factors used in practice to determine building fire hydrant locations are codified under Section 508.5 in lieu of IFC Appendix C language.
- The current amendment language is deleted due to an entire rewrite of Section 803 in the 2006 IFC.
- The current sunset dates in Sections 901.6.1 and 904.11 have past and therefore are no longer needed.
- Section 903.2.14 factors for determination of fire flow and fire hydrant locations are provided under amendments to Sections 508.3 and 508.5 in addition to a new Section 508.5.7, with actual flow testing of hydrants limited to only when approved by the water purveyor.
- The current amendment language for Sections 905.3.7 and 905.8 is deleted since it is redundant to 2006 IFC language.
- Necessary requirements heretofore covered by adoption of Appendix B and C have been incorporated as local amendments in the body of the code under Sections 508.3 and 508.5.

The International Fire Code amendments were presented to the Shoreline Fire Department Board of Commissioners and approved on September 6, 2007. All recommendations of the Shoreline Water District Manager have been accommodated.

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 477, amending Chapter 15.05 of the Shoreline Municipal Code (Attachment A).

ATTACHMENTS

Attachment A: Ordinance 477, containing proposed amendment language revisions in legislative format as Exhibit 1 through 4

ORDINANCE NO. 477

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE and INTERNATIONAL FIRE CODE AND AMENDING SECTIONS 15.05.010, 15.05.030, 15.05.040 AND 15.05.050 OF THE SHORELINE MUNICIPAL CODE

WHEREAS, Chapter 15.05 of the Shoreline Municipal Code adopts all building and construction codes, as amended by the State Building Code Council, for the City of Shoreline, including the International Building Code ("IBC"), the International Residential Code ("IRC"), and the International Fire Code ("IFC");

WHEREAS, City of Shoreline staff has reviewed the IBC and the IRC as adopted by the City of Shoreline and is proposing amendments in order to ensure consistency with the Shoreline Development Code; and

WHEREAS, the City of Shoreline staff and the and Shoreline Fire Department have reviewed the IFC as adopted by the City of Shoreline and are proposing amendments in order to improve fire safety;

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

Section 1. Amendment. Shoreline Municipal Code Section 15.05.010, *Adoption of referenced codes*, is hereby amended as set forth in Exhibit 1, which is attached hereto and incorporated herein.

Section 2. Amendment. Shoreline Municipal Code Section 15.05.030, *International Building Code amendments*, is hereby amended as set forth in Exhibit 2, which is attached hereto and incorporated herein.

Section 3. Amendment. Shoreline Municipal Code Section 15.05.040, *International Residential Code amendments*, is hereby amended as set forth in Exhibit 3, which is attached hereto and incorporated herein.

Section 4. Amendment. Shoreline Municipal Code Section 15.05.050, *International Fire Code amendments*, is hereby amended as set forth in Exhibit 4, which is attached hereto and incorporated herein.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 6. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON DECEMBER 10, 2007.

Mayor Robert Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of publication: December, 2007
Effective date: December, 2007

EXHIBIT 1

15.05.010 Adoption of referenced codes.

The city of Shoreline hereby adopts the following codes for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings, premises and structures, including permits and penalties:

A. The current edition of the International Building Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-50 WAC, as now or hereafter amended.

B. The current edition of the International Residential Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-51 WAC, as now or hereafter amended.

C. The current edition of the International Mechanical Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, as now or hereafter amended, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

D. The current edition of the International Fuel Gas Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, as now or hereafter amended. The following appendix is specifically adopted: Appendix A, Sizing Capacities of Gas Piping.

E. The current edition of the International Fire Code, published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-54 WAC, as now or hereafter amended, including those standards of the National Fire Protection Association specifically referenced in the International Fire Code; provided, that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles. The following appendices are specifically adopted:

- ~~1. Appendix B, Fire Flow Requirements for Buildings;~~
- ~~2. Appendix C, Fire Hydrant Locations and Distribution;~~
- ~~3~~ 1. Appendix E, Hazard Categories;
- ~~4~~ 2. Appendix F, Hazard Ranking.

F. Except as provided in RCW 19.27.170, the current edition of the Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials, as adopted by the Washington State Building Code Council in Chapters 51-56 and 51-57 WAC, as now or hereafter amended; provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted. The following appendices are specifically adopted:

1. Appendix A, Recommended Rules for Sizing the Water Supply System;

- 2. Appendix B, Explanatory Notes on Combination Waste and Vent Systems;
- 3. Appendix D, Sizing Storm Water Drainage Systems;
- ~~4. Appendix H, Recommended Procedures for Design, Construction and Installation of Commercial Kitchen Grease Interceptors;~~
- 54. Appendix I, Installation Standards.

G. The rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons, as provided in RCW 70.92.100 through 70.92.160.

H. The current edition of the Washington State Energy Code, as adopted by the State Building Code Council in Chapter 51-11 WAC, as now or hereafter amended.

I. The current edition of the Washington State Ventilation and Indoor Air Quality Code, as adopted by the Washington State Building Code Council in Chapter 51-13 WAC, as now or hereafter amended.

J. The 2005 National Electric Code, published by the National Fire Protection Association, as adopted by the Department of Labor and Industries in Chapter 296-46B WAC, as now or hereafter amended, and Chapter 19.28 RCW, as now or hereafter amended.

K. The 2003 International Property Maintenance Code published by the International Code Council as amended and filed under city clerk's receiving number 3505.

EXHIBIT 2

15.05.030 International Building Code amendments.

A. Section 105.2, Work exempt from permit.

1. Section 105.2(1) is amended to read as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.33 m²)

2. Section 105.2(6) is amended to read as follows:

6. Platforms, sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.

3. Section 105.2(14) is added to read as follows:

14. Re-roofing of existing buildings where there are no structural elements being revised or replaced including the roof diaphragm.

B. Section 1612.3, Establishment of flood hazard areas, is amended to read as follows:

To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Shoreline," dated March 4, 1997, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

C. Section 3002.4, Elevator car to accommodate ambulance stretcher, is amended to read as follows:

Where elevators are provided in buildings, four or more stories above above grade plane or four or more stories below grade plane, or any R occupancy buildings with elevators serving one or more stories above or below ground access, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be such a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 1930 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

EXHIBIT 3

15.05.040 International Residential Code amendments.

A. Section 105.2, Work exempt from permit.

1. Section 105.2(1) is amended to read as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.33 m²)

4 2. Section 105.2(6) is amended to read as follows:

6. Platforms, sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.

2 3. Section 105.2(10) is added to read as follows:

10. Re-roofing of existing buildings where there are no structural elements being revised, including the roof diaphragm.

B. Table R301.2(1), Climatic and Geographical Design Criteria, is amended to read as follows:

Table R301.2(1) Climatic and Geographical Design Criteria	
Roof Snow Load	25 lbs/sq ft
Wind Speed	85 mph
Seismic Design Category	D2
Weathering	Moderate
Frost Line Depth	12"
Termites	Slight to Moderate
Decay	Slight to Moderate
Winter Design Temp	27 degrees
Ice Shield Underlayment Required	No
Flood Hazards	*
Air Freeze Index	113
Mean Annual Temp	53 degrees
*1. Date of ordinance adoption: March 4, 1997.	
2. Map effective date: May 15, 1995.	

EXHIBIT 4

15.05.050 International Fire Code amendments.

A. Section 102.6 is amended to read as follows:

102.6 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 45. Such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference as determined or modified by the fire chief. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

B. Sections 104.1, 104.10.1, and 104.11.2 are amended to read as follows:

1. 104.1 General. The City Manager or his/her designee is hereby authorized to enforce the provisions of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provision. Wherever this code refers to the fire code official it shall be construed to mean the City Manager or his/her designee. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

2. 104.10.1 Assistance from other agencies. Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of fires or the enforcement of this code when requested to do so by the fire chief or his/her designee.

3. 104.11.2 Obstructing operations. No person shall obstruct the operations of the fire department in connection with extinguishment, control, or investigation of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department.

C. New Section 105.7.14 is added to read as follows:

105.7.14 Emergency Power Supply System. A construction permit is required for the installation of Emergency Power Supply Systems required by Section 604.

G.D. Sections 109.3 and 111.4 are hereby repealed.

~~D. New Section 308.3.1.2 is added to read as follows:~~

~~308.3.1.2 Flaming food and beverage preparation.~~

~~308.3.1.2.1 General. The preparation of flaming foods or beverages in places of assembly and drinking or dining establishments shall be in accordance with Section 308.3.1.2.~~

~~308.3.1.2.2 Dispensing. Flammable or combustible liquids used in the preparation of flaming foods or beverages shall be dispensed from one of the following:~~

- ~~1. A 1-ounce (29.6 ml) container; or~~
- ~~2. A container not exceeding 1 quart (946.5 ml) capacity with controlled-pouring device that will limit the flow to a 1-ounce (29.6 ml) serving.~~

~~308.3.1.2.3 Containers not in use. Containers shall be secured to prevent spillage when not in use.~~

~~308.3.1.2.4 Serving of flaming food. The serving of flaming foods or beverages shall be done in a safe manner and shall not create high flames. The pouring, ladling or spooning of liquids is restricted to a maximum height of 8 inches (203 mm) above the receiving receptacle.~~

~~308.3.1.2.5 Location. Flaming foods or beverages shall be prepared only in the immediate vicinity of the table being serviced. They shall not be transported or carried while burning.~~

~~308.3.1.2.6 Fire protection. The person preparing the flaming foods or beverages shall have a wet cloth immediately available for use in smothering the flames in the event of an emergency.~~

E. Section 308.3.7 is amended to read as follows:

308.3.7 Group A occupancies. Open-flame devices shall not be used in a Group A occupancy.

Exceptions:

1. Open-flame devices are allowed to be used in the following situations, provided approved precautions are taken to prevent ignition of a combustible material or injury to occupants:

1.1. Where necessary for ceremonial or religious purposes in accordance with Section 308.3.5.

1.2. On stages and platforms as a necessary part of a performance in accordance with Section 308.3.6.

1.3. Where candles on tables are securely supported on substantial noncombustible bases and the candle flames are protected.

2. Heat-producing equipment complying with Chapter 6 and the International Mechanical Code.
3. Gas lights are allowed to be used provided adequate precautions satisfactory to the fire code official are taken to prevent ignition of combustible materials.
4. Where approved by the fire code official (~~see also 308.3.1.2~~).

F. Section 314.4 is amended to read as follows:

314.4 Vehicles. Liquid- or gas-fueled vehicles, fueled equipment, boats or other motorcraft shall not be located indoors except as follows:

1. Batteries are disconnected.
2. Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (19 L) (whichever is least).
3. Fuel tanks and fill openings are closed and sealed to prevent tampering.
4. Vehicles, boats or other motorcraft, or fueled equipment are not fueled or defueled within the building.

G. State amendments for Sections 503.1, 503.1.1, 503.1.2, 503.1.3, 503.2, 503.3, and 503.4 are hereby repealed.

H. Sections 508.3 ~~and~~ ,508.5.1 and 508.5.4 are amended to read as follows:

1. 508.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined ~~by use of Appendix B~~ in accordance with Sections 508.3.1 through 508.3.9.

Exception:

Fire Flow is not required for structures under 500 square feet with a B, U or R-1 occupancy where structures are at least 30 feet from any other structure and are used only for recreation.

2. 508.3.1 Minimum residual pressure. All required fire flow, either temporary or permanent, shall not create a minimum residual pressure in the public or private water system of less than 20 psi. (WAC 246-290-230)

3. 508.3.2 Required fire flow. The required quantity and demand duration of water shall be equal to the calculated fire flow for the greatest hazard or protected risk in the proposed development, and shall be determined by the fire code official using Table B105.1 Appendix B of the International Fire Code as the required baseline fire flow.

Exceptions:

A. The fire code official may increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires, conflagrations, or other fire hazard to the community.

B. The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area of 3,600 square feet or less, shall be 1,000 gallons per minute.

C. Up to two (2) Group R, Division 3 occupancy buildings less than 2,500 gross square feet (including attached garages) shall be exempt from this section.

4. 508.3.3 Infrastructure calculations. Where the existing fire flow on a system is inadequate, or a new system is proposed, engineering design calculations or an approved flow test when allowed by the water purveyor may be required to verify fire flow.

5. 508.3.4. Where the required fire flow exceeds the available fire flow, the installation or enhancement of automatic fire sprinkler and/or automatic fire detection and alarm systems may be used in conjunction with Section 508.3.5 when approved by the fire code official.

6. 508.3.5 Credit for automatic sprinkler systems. Fire flow credit for automatic sprinkler protection shall be granted only when the entire structure is protected by an approved automatic sprinkler system, designed in accordance with NFPA-13 or NFPA-13R, and for single family dwellings less than 4,800 sq. ft. in total area, designed in accordance with NFPA-13D.

508.3.5.1 Credit toward fire flow requirements shall be granted by the fire code official where sprinklers are installed:

1. For the purposes of area or height increases as specified in the International Building Code.

2. For the purposes of one-hour fire resistive substitution as specified in the International Building Code.

3. In Group R, Division 3 occupancies, as a substitute for fire apparatus access.

508.3.5.2 There shall be no additional credit toward fire flow requirements by installing an automatic sprinkler system where the system is required by the International Building or Fire Codes to protect hazardous storage or processes, or in any Group H or I occupancy

508.3.5.3 Fire flow credit allowed per type of sprinkler system:

1. The reduction allowed for a NFPA 13 designed system shall be 50 percent.

2. The reduction allowed for a NFPA 13 R designed system shall be 30 percent.

3. The reduction allowed for an NFPA 13 D designed system shall be 30 percent.

4. The reduction allowed may be increased by the fire code official when the design area or density has been increased over the minimums set forth by the applicable NFPA standard. This provision only applies to light hazard occupancies.

7. 508.3.6 Fire-flow calculation area. The area used to calculate fire flow shall be determined in accordance with this section.

508.3.6.1 The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building.

508.3.6.2 Portions of buildings that are separated by four hour-fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

508.3.6.3 The fire-flow calculation area of a building constructed of Type IA and Type IB construction shall be the area of the three largest successive floors.

Exception: Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

2 8. 508.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 508.5.1 through 508.5.7.

508.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than ~~150~~ 400 feet from a any hydrant required to meet the building's fire flow, on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be ~~350~~ 500 feet. One and two family dwellings located beyond the 500 feet are required to install a NFPA 13D sprinkler system.

2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.2, or 903.3.1.3 the distance requirement shall be 600 feet (183 m).

508.5.1.1 Hydrant spacing and distribution. Fire hydrants installed for new development shall be located as per fire flow requirements, approved by the fire code official and comply with sections 508.5.1.1.1 through 508.5.1.1.5.

508.5.1.1.1 Buildings of less than 2500 gpm. Buildings having a required fire flow less than two thousand five hundred (2500) gpm may have fire hydrants on one side of the building only.

508.5.1.1.2 Buildings of 2500 gpm and less than 3500gpm. Buildings having a required fire flow of two thousand five hundred (2500) gpm or more and less than three thousand five hundred (3500) gpm shall have hydrants served by a main that loops the building or complex of buildings and reconnects back into a distribution supply main in a separate location.

Exception: Where property lines, topography or other features prevent fire department vehicle access to one or more sides of a building or complex of buildings, this requirement may be waived if suitable fire protection features as approved by the fire code official are installed on the premises.

508.5.1.1.3 Buildings of 3500 gpm or more. Buildings having a required fire flow of three thousand five hundred (3500) gpm or more shall have hydrants served by a main that loops the building or complex and that is served from two directions or two sources of water supply.

508.5.1.1.4 Distance from buildings. For other than hazardous conditions, fire hydrants shall be located at least fifty (50) feet from the building or buildings they serve. When the materials or processes in a building or complex of buildings constitute a hazardous condition as determined by the fire code official, hydrants shall be located no closer than eighty (80) feet from the building.

Exception: Where property lines, topography or other features prevent this spacing, fire hydrants may be located closer to the building or buildings if suitable safeguards as approved by the fire code official are provided to protect fire equipment and fire fighters using the hydrant.

508.5.1.1.5 Arterials. Where a project site is located on a divided or primary arterial (traffic count of more than 20,000 vehicles per day), required hydrants shall be located on the same side of the divided or primary arterial as the project.

9. 508.5.4 Obstruction. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. There shall be no parking of motor vehicles, refuse containers or other obstructions within fifteen (15) feet of a hydrant measured along the street or curb from a point perpendicular to the hydrant. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Paved access to fire hydrants shall be maintained to accommodate fire fighting apparatus, and to prevent damage to landscaping and pavement when the fire hydrant is being tested at its full flow.

10. 508.5.4.1 Marking. Paved areas within the vicinity of a hydrant shall be permanently marked by painting the words "NO PARKING" and striping as approved by the fire code official. Fire hydrants located on private property shall be marked with an approved, reflective hydrant marker provided by the property owner placed in the street, alley, fire lane or access route in a location specified by the fire code official.

I. New Section 508.5.7 is added to read as follows:

508.5.7.5 Number of fire hydrants required. The number of hydrants required for a building or complex of buildings shall be based on the formula:

Number of hydrants = required fire flow divided by 1500 gpm.

Fractions equal to or greater than one-half (1/2) shall be rounded up to the next higher whole number. Fractions less than one-half (1/2) shall be dropped.

Exception: Where actual fire flow tests performed in an approved manner when allowed by the water purveyor show higher flows exist.

† J. A new definition is added to Section 602.1 to read as follows:

POWER TAP. A listed device for indoor use consisting of an attachment plug on one end of a flexible cord and two or more receptacles on the opposite end, and has overcurrent protection.

~~J. Section 803.1 is amended to read as follows:~~

~~803.1 General requirements. The provisions of Sections 803.1.1 through 803.1.4 shall be applicable to all occupancies covered by Sections 803.2 through 803.7.~~

~~K. New Section 803.1.4 is added to read as follows:~~

~~803.1.4 Atrium Furnishings. Atrium furnishings shall comply with Sections 803.1.4.1 and 803.1.4.2.~~

~~803.1.4.1 Potential heat. Potential heat of combustible furnishings and decorative materials within atria shall not exceed 9,000 Btu per pound (20,934 J/g) when located with an area that is more than 20 feet (6096 mm) below ceiling-level sprinklers.~~

~~803.1.4.2 Decorative materials. Decorative material in atria shall be noncombustible, flame resistant or treated with a flame retardant.~~

~~L~~ K. New Section 901.4.5 is added to read as follows:

901.4.5 Additions, change of use, alterations and repairs to buildings. Additions, change of use, alterations and repairs to buildings shall comply with this section.

901.4.5.1 Additions or changes of use. Additions or changes of use to existing buildings which would result in a nonconforming building shall be brought up to current code requirements for fire protection systems.

Exception: A one time exemption for additions to Group R, Division 3 occupancies of up to 500 square feet is permitted without compliance with this

section. This exemption shall be recorded with King County Records and Elections.

901.4.5.2 Alterations and repairs. When the value of all alterations or repairs performed within a seventy month period exceeds 50% of the value of the building, then fire extinguishing systems, and fire detection systems shall be installed throughout the building if one would otherwise be required for the building if of new construction. The value of the building shall be as listed by the King County Assessor's Office or other acceptable method approved by the fire code official at the time of the first permit application or first alteration or repair work performed. Buildings not listed with an appraised value shall utilize an alternate method of valuation prescribed by the fire code official.

M.L. Sections ~~901.6.1~~ and 901.7 are is amended to read as follows:

~~1. 901.6.1 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1. For the sole purpose of inspecting, testing and maintenance of water based fire protection systems in accordance with NFPA 25, all existing water based fire protection systems shall be considered new as of July 1, 2004.~~

~~2. 901.7 Systems out of service. Where a fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.~~

N.M. Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

Ø N. New Section 903.2.14 is added to read as follows:

903.2.14 All buildings. All newly constructed buildings shall comply with this section.

903.2.14.1 Gross square footage. All newly constructed buildings with a gross square footage of 5,000 or greater square feet, regardless of type or use as well as zero lot line townhouses with an aggregate area of all connected townhouses equaling 5,000 square feet or greater shall be sprinklered.

903.2.14.2 Fire flow. All buildings requiring 2000 gallons per minute or more fire flow shall be sprinklered.

903.2.14.3 Group R Division 3. Group R, Division 3 occupancies shall be provided with an automatic sprinkler system if adequate fire flow, or hydrant spacing, or approved fire department access is not provided as defined in IFC Sections 503, Appendix B, Appendix C and the City of Shoreline Engineering Development Guide and 508.

Exception: Up to two (2) Group R, Division 3 occupancy buildings less than 2,500 gross square feet (including attached garages) shall be exempt from this section.

P.O. Sections 903.4.2 and 903.4.3 are amended to read as follows:

1. 903.4.2 Alarms. Approved audible and visible alarm notification appliances shall be connected to every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the fire code official. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: With approval of the fire code official, audible and visible alarm notification appliances may be omitted for approved residential sprinkler systems in one or two dwelling units if not otherwise specifically required.

2. 903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Exception: When approved by the fire code official in NFPA 13D and NFPA 13R Systems.

Q.P. Section 904.11 is amended to read as follows:

904.11 Commercial cooking systems. ~~Existing fire suppression systems not in compliance with Underwriters Laboratory Standard 300 shall be replaced with a conforming system by July 1, 2005.~~ The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust system of the type and arrangement protected. Pre-engineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. Automatic sprinkler systems, NFPA 13.

3. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
4. Dry-chemical extinguishing systems, NFPA 17.
5. Wet chemical extinguishing systems, NFPA 17A.

Exceptions:

~~1. The use of existing fire suppressions systems may be continued where lard is being used and no vegetable oils are used; and~~

~~2.1. Factory-built commercial cooking recirculating systems that are tested in accordance with UL 197 and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.~~

~~R. New Section 905.3.7 is added to read as follows:~~

~~905.3.7 High rise building standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 in. Two 2-1/2 in. hose connections shall be provided on every intermediate floor level landing in every required stairway. Where pressure reduction valves (prv) are required, each hose connection shall be provided with its own prv. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.~~

~~S. Section 905.8 is amended to read as follows:~~

~~905.8 Dry standpipes. Dry standpipes, when approved by the fire code official, are acceptable in other than high rise buildings.~~

~~T. Q. Section 906.1 is amended to read as follows:~~

~~906.1 Where required. Portable fire extinguishers shall be installed in the following locations:~~

- ~~1. In all Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.~~
- ~~2. Within 30 feet (9144 mm) of commercial cooking equipment.~~
- ~~3. In areas where flammable or combustible liquids are stored, used or dispensed.~~
- ~~4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.~~
- ~~5. Where required by the sections indicated in Table 906.1.~~
- ~~6. Special hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.~~

U.R. New Section 907.2.24 is added to read as follows:

907.2.24 All buildings. All newly constructed buildings with a gross square footage of 3,000 or greater shall be provided with an approved automatic and manual fire alarm system.

Exceptions:

A. Group R Division 3 and 4, and Group U Occupancies having adequate fire flow and approved access.

B. Group R Division 3 and 4 dwelling units shall have interconnected single station smoke detectors in accordance with RCW 48.48.140 and WAC 212-10.

~~V.S.~~ Section 1404.5 is amended to read as follows:

1404.5 Fire watch. When required by the fire code official for building construction or demolition that is hazardous in nature, qualified personnel shall be provided to serve as an onsite fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.

~~W.T.~~ Section 2703.9 is amended to read as follows:

2703.9 General safety precautions. General precautions for the safe storage, handling or care of hazardous materials shall be in accordance with Sections 2703.9.1 through 2703.9.10.

~~X.U.~~ New Section 2703.9.10 is added to read as follows:

2703.9.10 Manufacturer's Limitations. The storage and use of hazardous materials shall not exceed the manufacturer's limitations on shelf life and any other restrictions on use.

~~Y.V.~~ Sections 3204.3.1.1, 3404.2.9.5.1, 3406.2.4.4, and 3804.2 are amended to designate the applicable areas as the city of Shoreline, except as allowed by the fire code official.

~~Z.~~ Appendix B, Sections B104.1, B104.2, and B105.1, and the footnotes of Table B105.1, are amended to read as follows:

~~1. B104.1 General. The fire flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, including basements and attached garages, except as modified in Section B104.3.~~

~~2. B104.2 Area separation. Portions of buildings which are separated by four-hour firewalls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.~~

~~3. B105.1 One and two family dwellings. The minimum fire-flow requirements for one and two family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min). Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1.~~

~~Exception: A reduction in required fire flow of 30 percent, as approved, is allowed when the building is provided with an approved NFPA 13D automatic sprinkler system.~~

~~4. B105.2 Buildings other than one and two family dwellings. The minimum fire flow and flow duration for buildings other than one and two family dwellings shall be as specified in Table B105.1.~~

~~Exception: A reduction in required fire flow of up to 50 percent, as approved, is allowed when the building is provided with an approved NFPA 13 automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. Where buildings are of Type I or II construction and are a light-hazard occupancy as defined by NFPA 13, the reduction may be up to 75 percent. The resulting fire flow shall not be less than 1,500 gallons per minute (5678 l/min) for the prescribed duration as specified in Table B105.1.~~

~~5. Table B105.1 (footnotes).~~

~~a. Types of construction are based on the International Building Code.~~

~~b. Measured at 20 psi.~~

~~AA. Appendix C, Section C105.1, and the Table C105.1 are amended as follows:~~

~~1. C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.~~

~~Exception: The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.~~

~~Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.~~

~~Exception: One and two family dwellings are permitted to be up to 350 feet from a hydrant measured from the property to the hydrant measured in the path of travel of the fire apparatus. Dwellings not meeting this requirement shall install a~~

NFPA 13D automatic sprinkler system or a new hydrant meeting flow requirements within the distance required in this exception.

2. Table C105.1.

Number and Distribution of Fire Hydrants

FIRE FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS a,b,c (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT d
1,750 or less	1	300	250
2,000—2,250	2	300	225
2,500	3	300	225
3,000	3	300	225
3,500—4,000	4	300	210
4,500—5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500—7,000	7	250	150
7,500 or more	8 or more	200	120

Table C105.1 (footnotes).

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 300 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

~~e. One hydrant for each 1,000 gallons per minute or fraction thereof unless actual flow data will support higher flow rates.~~
~~{Ord. 355 § 5, 2004}~~

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Adoption of Ordinance No. 487, Amending the 2007 Budget for Operating Funds
DEPARTMENT: Finance
PRESENTED BY: Debbie Tarry, Finance Director

PROBLEM/ISSUE STATEMENT:

The City has been setting aside funding in the Equipment Replacement Fund each year for the eventual replacement of copiers. At this time, two IR 8500 copiers which are being used by Planning & Development Services and the City Clerk's Office are experiencing continued breakdowns causing disruptions in service. These copiers were originally scheduled for replacement in 2005, but at that time the copiers were performing at an acceptable level. Funding is available within the Equipment Replacement Fund specifically for the replacement of these copiers. Staff is requesting to appropriate a portion of the fund balance (replacement reserve) to purchase two replacement copiers at a total estimated cost of \$75,000.

FINANCIAL IMPACT:

The current available fund balance in the Equipment Replacement Fund is \$1,370,532. The estimated cost to purchase two IR 7105 copiers is \$75,000. This will result in an available fund balance of \$1,295,532. The current 2007 appropriation in this fund is \$125,746 and is being used to purchase replacement personal computers, laptops, servers and other network equipment as well as the replacement of a parks maintenance vehicle. This amendment will increase the appropriation by \$75,000 to a revised budget of \$200,746.

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 487, amending the 2007 budget.

Approved By: City Manager  City Attorney 

ATTACHMENTS

Attachment A: Ordinance 487, Amending the 2007 Budget

ORDINANCE NO. 487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, AMENDING ORDINANCE NO. 449, ORDINANCE NO. 457, ORDINANCE NO. 463, ORDINANCE NO. 467, AND 483 BY INCREASING THE APPROPRIATION FOR THE EQUIPMENT REPLACEMENT FUND ;

WHEREAS, the 2007 Budget was adopted in Ordinance 449 and amended by Ordinances No. 457, 463, 467 AND 483; and

WHEREAS, the City has set aside reserve funds for the replacement of copiers; and

WHEREAS, there are sufficient funds within the reserve to replace two copiers; and

WHEREAS, the City of Shoreline is required by RCW 35A.33.075 to include all revenues and expenditures for each fund in the adopted budget;

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

Section 1. Amendment. The City hereby amends Section 1 of Ordinance No. 467 and the 2007 Annual Budget, by increasing the appropriation from the Equipment Replacement Fund by \$75,000 for a total appropriation of \$200,746 and by increasing the Total Funds appropriation to \$100,368,430 as follows:

General Fund	\$34,542,542	
Street Fund	\$2,595,379	
Arterial Street Fund	\$0	
General Reserve Fund	\$2,274,862	
Code Abatement Fund	\$100,000	
Asset Seizure Fund	\$23,500	
Public Arts Fund	\$84,000	
General Capital Fund	\$35,474,846	
City Facility-Major Maintenance Fund	\$110,000	
Roads Capital Fund	\$16,358,554	
Surface Water Capital Fund	\$6,817,785	
Vehicle Operations/Maintenance Fund	\$139,988	
Equipment Replacement Fund	\$125,746	\$200,746
Unlimited Tax GO Bond	\$1,636,228	
Unemployment Fund	\$10,000	
Total Funds	\$100,293,430	\$100,368,430

Section 2. Amending the 2007 Budget. The 2007 Budget is amended as set forth in Exhibit 1 and increases the Total Funds appropriation to \$100,368,430.

Section 3. Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. The ordinance shall take effect and be in full force five days after passage and publication.

PASSED BY THE CITY COUNCIL ON DECEMBER 10, 2007

Mayor Robert L. Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Publication Date:
Effective Date:

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Ordinance No. 476, a Site Specific Comprehensive Plan Amendment and Concurrent Rezone located at 416 and 422 North 145 th Street File No. 201599 and 301436
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director Steven Szafran, AICP, Associate Planner

PROBLEM/ISSUE STATEMENT:

The issue before the City Council is a Site Specific Comprehensive Plan Amendment and Concurrent Rezone for two parcels located at 416 and 422 North 145th Street. The Planning Commission recommends that the parcels be re-designated from Medium Density Residential (MDR) to Mixed Use (MU) and rezoned from R-12 to R-48.

The proposed Comprehensive Plan Amendment and rezone will make the two subject parcels consistent with the Mixed Use designations and the R-48 zoning around them (see **Attachment C1 & C2**). The zone change will allow greater residential density in close proximity to transit routes.

A rezone of property in single ownership is a Quasi-Judicial decision of the Council. An open record public hearing was conducted before the Planning Commission on May 3, 2007. Council's review must be based upon the written record and no new testimony may be accepted. The Planning Commission completed its recommendation to Council on the proposed Rezone on May 3, 2007.

The recommendation is being forwarded at this time because it is a joint Comprehensive Plan Amendment/Rezone. The State Growth Management Act (GMA) permits a Council to review proposed CPAs only once a year, so staff usually schedules a council review at the end of the year. This year, there is only one CPA to be reviewed.

ALTERNATIVES ANALYZED: The following options are within Council's discretion and have been analyzed by staff:

- The Council could adopt the Comprehensive Plan designation and zoning recommended by the Planning Commission and Staff and supported by the applicant (a Comprehensive Plan Amendment from MDR to MU and a concurrent rezone from R-12 to R-48).

- The Council could deny the request, leaving the Comprehensive Plan Designation at MDR and the zoning at R-12 (as it currently exists) or remand the request back to the Planning Commission for additional review and analysis.

FINANCIAL IMPACTS:

- There are no direct financial impacts to the City.

RECOMMENDATION

Planning Commission and staff recommends that the Council adopt Ordinance No.476, (**Attachment A**) thereby approving the Comprehensive Plan Amendment from Medium Density Residential to Mixed Use and concurrently rezoning the parcels from R-12 to R-48.

Approved By:

City Manager



City Attorney



INTRODUCTION

The item before the Council is a request to change the Comprehensive Plan designation of two parcels (totaling 14,310 square feet) located at 416 and 422 North 145th Street from MDR to MU and concurrently rezone the parcels from R-12 to R-48.

A public hearing before the Planning Commission occurred on May 3, 2007. The Planning Commission Findings and Recommendation are included in **Attachment B**

The Planning Commission recommended that the Comprehensive plan Amendment and Concurrent Rezone be approved. The draft minutes of the public hearing are included in **Attachment D**.

BACKGROUND

In 1998 the City of Shoreline adopted its first Comprehensive Plan. This document includes a map that identifies future land use patterns by assigning each area a land use designation. The two subject parcels have a land use designation of Medium Density Residential. All of the surrounding parcels to the north and west have a land use designation of Mixed Use. Parcels to the east have a land use designation of Public Facilities (City of Seattle water tower) and parcels to the northeast have a land use designation of High Density Residential.

Appropriate zoning designations for the current designation (MDR) include R-8 and R-12. The subject parcels are zoned R-12. One parcel is developed with a single-family home. The other parcel was cleared of all structures/vegetation. Appropriate Zoning designations for the proposed designation (MU) include R-8, R-12, R-18, R-24, R-48, O, NB, CB, RB and I. Under the proposed zone change, both parcels would be zoned R-48 to permit construction of a townhome development.

The proposed zone change will allow more residential density along NE 145th Street and away from existing single-family residential. The recommended R-48 zoning will allow approximately 16 new dwelling units.

The applicant owns the parcel directly to the north (14515 Dayton Ave N) and has submitted a development application for that parcel as well as one of the parcels described in the zone change (see **Attachment C3**). There are no plans to develop all three parcels. If all three parcels were to be developed, the total unit count could be 28.

APPLICATION PROCESS

The application process for this project began on December 6, 2006, when the applicant held a pre-application meeting with city staff. A neighborhood meeting was held on December 18, 2006 with property owners within 500 feet of the proposed rezone. The formal application was submitted to the city on December 29, 2006 and was determined complete on January 5, 2007.

The requisite public hearing was held before the Planning Commission on May 3, 2007. The Planning Commission made a recommendation and formulated Findings and Determination on May 3, 2007. The Planning Commission voted to recommend approval of the Comprehensive plan Amendment to Mixed-Use and a rezone to R-48 with no added conditions.

PUBLIC COMMENT

The City received 1 emailed question regarding the rezone proposal. The question was discussed in the Planning Commission staff report. No comment letters were received in response to the standard notice procedures for this application prior to the public hearing. No one from the public was in attendance at the public hearing.

PLANNING COMMISSION RECOMMENDATION: Reclassify two parcels from MDR to MU and Rezone to R-48

The applicant has requested that the subject parcels be reclassified to Mixed-Use and rezoned to R-48. Planning Commission in its Findings and Determination found that a rezone to R-48 has been evaluated and found to be consistent with the rezone decision criteria, listed below, provided in Section 20.30.320(B) of the Development Code.

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

OPTIONS FOR CITY COUNCIL

The options available to the City Council are:

- 1) Adoption of the Planning Commission and Staff's recommendation of Mixed Use and rezone to R-48.
- 2) Remand the rezone back to the Planning Commission for additional review.
- 3) Denial of the rezone request. The Council may review the written record and determine that the existing designation of MDR and R-12 zoning is the most appropriate designation for the subject parcels.

RECOMMENDATION

The Planning Commission and Staff recommends that Council adopt Ordinance No.476, (**Attachment A**) thereby approving the Comprehensive Plan Amendment from

MDR to MU and a rezone from R-12 to R-48 of two parcel located at 416 and 422 NE 145th Street.

ATTACHMENTS

Attachment A: Ordinance No.476

Attachment B: Planning Commission Findings and Determination- May 3, 2007

B1: Vicinity Map with Comprehensive Plan Land Use Designations

B2: Vicinity Map with Zoning Designations

B3: Proposed Site Plan

B4: Public Comment Letter

Attachment C: Planning Commission Minutes- May 3, 2007

ORDINANCE NO. 476

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S COMPREHENSIVE PLAN LAND USE DESIGNATION AND THE CITY'S OFFICIAL ZONING MAP TILE NUMBER 480 CHANGING THE COMPREHENSIVE LAND USE DESIGNATION MEDIUM DENSITY RESIDENTIAL TO MIXED USE AND THE ZONING FROM RESIDENTIAL 12 DU-AC (R-12) TO RESIDENTIAL 48 DU-AC (R-48) OF TWO PARCELS LOCATED AT 146 AND 422 NE 145TH STREET.

WHEREAS, the owner of the property, with parcel numbers 1826049099 and 1826049329, has filed an application to change the Comprehensive Plan Land Use designation from Medium Density Residential (MDR) to Mixed Use (MU); and

WHEREAS, the owner of the property, with parcel numbers 1826049099 and 1826049329, has filed an application to reclassify the properties from Residential 12 units per acre (R-12) to Residential 48 units per acre (R-48); and

WHEREAS, on May 3, 2007, a public hearing on the application for a Comprehensive Plan change and reclassification of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on May 3, 2007, the Planning Commission recommended approval of the Comprehensive Plan change to Mixed Use and reclassification to R-48 and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the Findings and Determinations of the Planning Commission specifically that the Comprehensive Plan Land Use designation change to Mixed Use (MU) and reclassification of property, located at 146 and 422 NE 145th Street (parcel numbers 1826049099 and 1826049329) to R-48 is consistent with the goals and policies of the Comprehensive Plan and appropriate for this site;

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

Section 1. Findings. The Findings and Determinations on File No. 201599 and File No. 301436 as set forth by the Planning Commission on May 3, 2007 are hereby adopted.

Section 2. Amendment to the Comprehensive Plan Land Use Designation. The City's Comprehensive Plan is hereby amended to change the land use designation of said parcels, located at 416 and 422 NE 145th Street (parcel numbers 1826049099 and 1826049329) from Medium Density Residential (MDR) to Mixed Use (MU).

Section 3. Amendment to Zoning Map. The Official Zoning Map Tile 480 of the City of Shoreline is hereby amended to change the zoning classification of said parcels, located

at 416 and 422 NE 145th Street (parcel numbers 1826049099 and 1826049329) from R-12 to R-48.

Section 4. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance is declared invalid, then the remainder of this Ordinance, or the application of such provision to other persons or circumstances, shall not be affected.

Section 5. Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON December 10, 2007.

Mayor Robert L. Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

**CITY OF SHORELINE
PLANNING COMMISSION**

FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: Change the Comprehensive Plan designation from Medium Density Residential (MDR) to Mixed Use (MU) and concurrently rezone two parcels from Residential 12 dwelling units per acre (R-12) to Residential 48 dwelling units per acre (R-48).

Project File Number: 201599

Project Address: 416 and 422 North 145th Street, Shoreline, WA 98133

Property Owner: Shaun Leiser.

SEPA Threshold: Determination of Non-Significance (DNS)

Staff Recommendation: Recommend approval of a Comprehensive Plan Amendment to Mixed Use and concurrent rezone of the two parcels to R-48.

FINDINGS OF FACT

Current Development

1. The parcels at issue are located at 416 and 422 North 145th Street, the southwest corner of North 145th Street and Dayton Avenue North.
2. 416 North 145th Street (tax ID # 1826049099) is 7,110 square feet and is developed with a single family home. The site is zoned R-12 and has a Comprehensive Plan Land Use designation of Medium Density Residential.
3. 422 North 145th Street (tax ID # 1826049329) is 7,200 square feet, directly to the east of 416 North 145th Street, and is currently undeveloped. The site is zoned Residential 12 dwelling units per acre ("R-12") and has a Comprehensive Plan Land Use designation of Medium Density Residential. See **Attachment 1** for surrounding Comprehensive Plan designations and **Attachment 2** for surrounding zoning designations.
4. The parcel at 422 North 145th Street has been approved, in conjunction with 14515 Dayton Avenue North, for 9 townhomes and one single family home (permit #201265). **Attachment 3** shows the approved site plan.
5. Parcels to the north and west are zoned R-48 and developed with multi-family uses, parcels to the east are zoned R-18 and developed with a water tower and

single and multi-family uses, parcels to the south, across North 145th Street, are within the City of Seattle.

6. All surrounding parcels to the north and west are designated Mixed Use in the Comprehensive Plan. Parcels to the east are designated Public Facilities and High Density Residential and parcels to the south are within the City of Seattle.
7. There are no existing sidewalks along Dayton Avenue North adjacent to the applicant's property. Street improvements are required under application #201265 and include sidewalk, street lighting and curb and gutters. Street improvements exist along North 145th Street adjacent to the applicant's property.

Proposal

8. The applicant proposes to change the Comprehensive Plan land use designation of both parcels from MDR to MU and concurrent rezone both parcels from R-12 to R-48.
9. A pre-application meeting was held with the applicant and City staff on December 6, 2006, the applicant held the requisite neighborhood meeting on December 18, 2006, and a Public Notice of Application was posted at the site.
10. Comments received at the neighborhood meeting included a "liking of the proposal" and "it looks clean and should fit into the neighborhood". The applicant indicated no negative comments were received.
11. Advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on March 22, 2007. The Notice of Public Hearing and SEPA Determination were posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on April 12, 2007.
12. The Planning Department issued a SEPA Determination of Non-Significance and notice of public hearing on the proposal on April 19, 2007. The DNS was not appealed.
13. An open record public hearing was held by the Planning Commission for the City of Shoreline on May 3, 2007.
14. The City's Long Range Planner, Steven Cohn, and Planner II, Steve Szafran, have reviewed the proposal and recommend that the parcels be re-designated in the Comprehensive Plan to Mixed Use and rezoned to R-48.

Comprehensive Plan Land Use Designations.

15. Parcels to the north and to the west have a Comprehensive Plan Land Use designation of Mixed Use, which allows R-8 through R-48 residential zoning and all commercial and industrial zoning; parcels to the south, across NE 145th Street, are in the City of Seattle; and parcels to the east are designated High Density Residential, which allows R-12 through R-48.
16. The Comprehensive Plan describes Mixed Use as applicable "to a number of stable or developing areas and to the potential annexation area at Point Wells," and intended "to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office, and service uses with residential uses." R-48 is allowed under Mixed Use land use designation.

Current Zoning

17. Parcels immediately north of the subject parcels are zoned R-48 and developed with apartments; parcels to the south, across NE 145th Street, are within the City of Seattle and developed with single-family homes; parcels to the west are zoned R-48, Office and Neighborhood Business and are developed with apartments, a bank and a church; and parcels to the east are zoned R-18 and developed with a City of Seattle water tower, single-family homes, duplexes and apartments.
18. The purpose of R-12 zones, as set forth in Shoreline Municipal Code 20.40.030, is to "provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities, in a manner that provides for additional density at a modest scale."

Proposed Zoning

19. Under SMC 20.30.060, a rezone is Type C action, decided by the City Council upon recommendation by the Planning Commission. The decision criteria for deciding a rezone, as set forth in SMC 20.30.320, are:
 - The rezone is consistent with the Comprehensive Plan; and
 - The rezone will not adversely affect the public health, safety or general welfare; and
 - The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
 - The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
 - The rezone has merit and value for the community.
20. The purpose of an R-48 zoning district, as set forth in the Shoreline Municipal Code 20.40.030, is to "provide for a mix of predominately apartment and townhouse dwelling units and other compatible uses." The R-48 zoning category

permits all residential land uses except detached single-family dwelling units which requires a Conditional Use Permit.

Impacts of the Zone Change

21. The following table outlines the development standards for the current zoning (R-12) and the requested zoning (R-48):

	R-12 (Current)	R-48 (Proposed)
Front Yard Setback	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	5'	5'
Building Coverage	55%	70%
Max. Impervious Surface	75%	90%
Height	35'	50'
Density (residential development)	12 du/ac	48 du/ac

CONCLUSIONS

1. The purpose of a Comprehensive Plan Amendment and rezone is to provide a mechanism to make changes to a land use designation and zoning classification, conditions or concomitant agreement applicable to property. Comprehensive Plan Amendment and Rezone criteria must be established by substantial evidence.
2. The notice and meeting requirements set out in SMC 20.30 for a Type C action have all been met in this case.

Amendment of the Comprehensive Plan Criteria

The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies

3. The amendment is consistent with the Growth Management Act; this amendment will provide more housing opportunities to meet the demands of this growing City. The amendment will encourage development in an urban area where adequate public facilities exist and the amendment will reduce sprawl by not under developing land.

The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan

4. The amendment addresses changing circumstances and changing community values. The property is in an area where redevelopment is likely given the age of the residential structures. These parcels of land are located on a heavily traveled arterial street (145th) and a designation of Mixed Use will result in development that is more compatible with surrounding development than the existing designation of Medium Density Residential.

The amendment will benefit the community as a whole; will not adversely affect community facilities, the public health, safety or general welfare

5. The amendment will benefit the community as a whole by creating new development for the neighborhood. The amendment will not adversely affect the surrounding property owners since all surrounding parcels are designated Mixed Use. The amendment will create consistency by having a uniform land use designation of all of the surrounding parcels.

Rezone criteria (Assuming Comprehensive Plan Amendment is approved)

Is the rezone consistent with the Comprehensive Plan?

6. a. Under the first criterion, R-48 is appropriate under Land Use Element Goals I and III of the Comprehensive Plan.
 - Land Use Element Goal I of the Comprehensive Plan is to “[e]nsure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps maintain Shoreline’s sense of community.”
 - Land Use Element Goal III of the Comprehensive Plan is to “Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline’s present and future residents.”

The R-48 rezone proposal is consistent with Land Use Element Goal I and III because more intense residential zoning should be encouraged along arterial streets.

The R-48 zoning would result in greater development intensity and will be more compatible with the already approved townhome development to the north. The current R-12 zoning category and existing single-family home are less compatible with other developments and land uses in the area.

- b. Rezoning the parcels to R-48 is consistent with the Comprehensive Plan as it would allow more intense residential uses, and is supported by land use and community design goals of the Comprehensive Plan. R-48 zoning would allow for infill development that is compatible with existing housing types and provide densities that are closer to what exists in the neighborhood.

Will the rezone adversely affect the public health, safety or general welfare?

7. The GMA planning process of developing Comprehensive Plan designations which allows this level of development and the City's development standards in its zoning regulations for the R-48 zone protect against uses that would be contrary to the public health, safety or general welfare.

Is the rezone warranted in order to achieve consistency with the Comprehensive Plan?

8. Both R-12 (current zoning) and R-48 (proposed zoning) zoning maintains consistency with the Comprehensive Plan. However, R-48 zoning provides better compatibility with Comprehensive Plan goals and policies than the existing zoning. N 145th Street is a Collector Arterial street that carries large amounts of traffic. More intense development should occur along arterials such as this.

Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone?

9. The proposed rezone will have minimal negative impacts to the properties in the immediate vicinity.

Concerns have been raised by an interested party concerning parking for the proposed townhomes. (see attached email, Attachment ____). The following summary addresses this concern.

a. Parking

Administrative Order #301150 was approved in June 2003 reducing the number of required parking spaces to one per unit. This particular AO was originally approved for 12 units.

Since the townhomes have not been built, staff cannot comment on any perceived parking problems. The applicant is in the process of making improvements to Dayton Avenue North which includes a 30 foot right-of-way dedication, sidewalks, curb, gutter and streetlights. With these improvements, there might be street parking available.

Will the rezone have merit and value for the community?

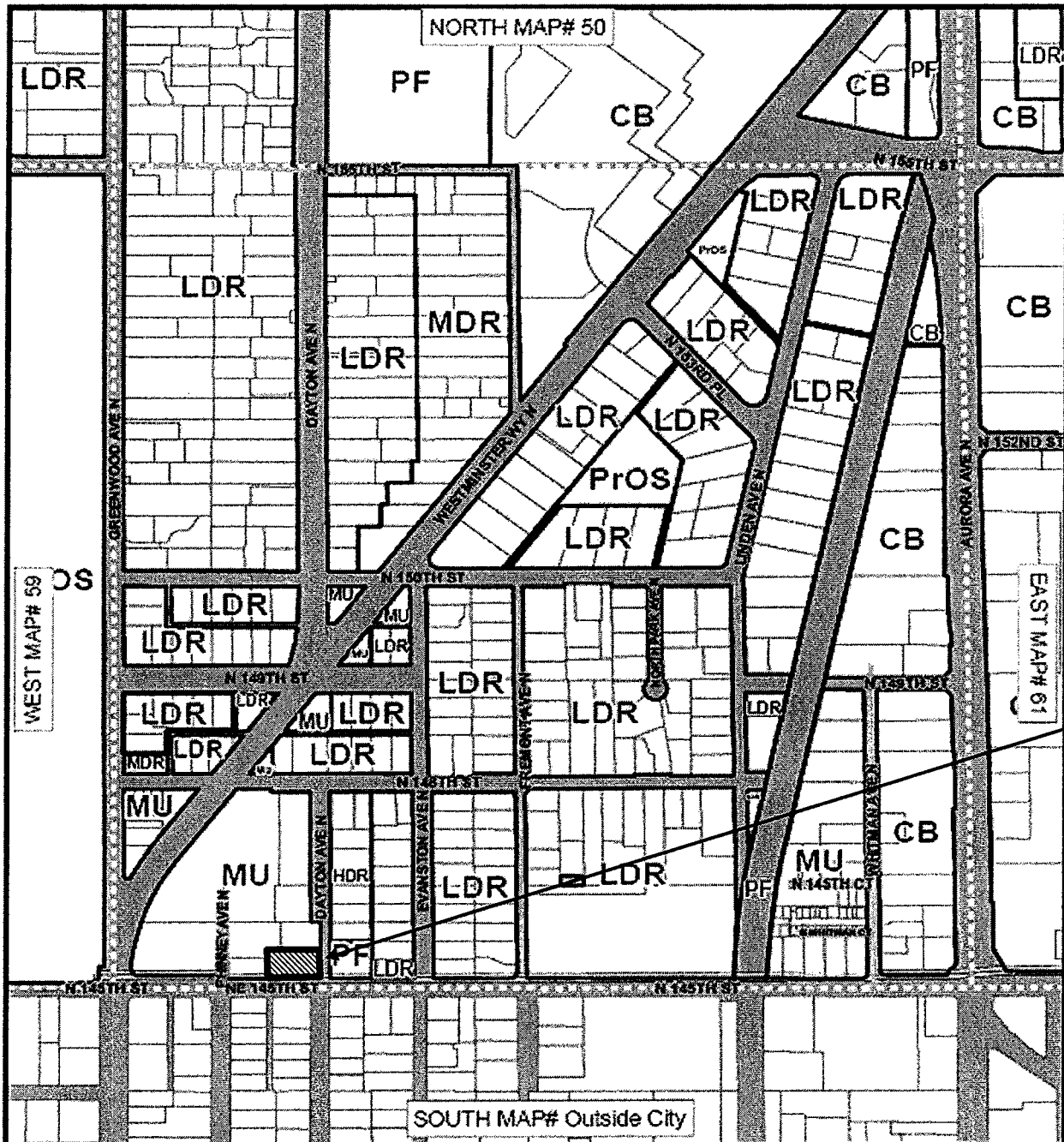
10. The proposed rezone will allow additional housing units into the City of Shoreline. Higher density development will be oriented toward arterial streets and away from single-family neighborhoods.

RECOMMENDATION

The Planning Commission recommends that the City Council approve a Comprehensive Plan Amendment to Mixed Use and a concurrent rezone of the two parcels to R-24.

Date: 1 NOVEMBER 2007

By: *Rocky King*
Planning Commission Chair



SITE

CITY OF SHORELINE COMPREHENSIVE PLAN LAND USE MAP

Plot Date: 2/6/2007

Land Use Designation Legend

BaSSA	Ballinger Special Study Area	PF	Public Facility
BrSSA	Briarcrest Special Study Area	PSSA	Paramount Special Study Area
CB	Community Business	ProS	Private Open Space
HDR	High Density Residential	PubOS	Public Open Space
LDR	Low Density Residential	RB	Regional Business
MDR	Medium Density Residential	SFI	Single Family Institution
MU	Mixed Use	SSA	Special Study Area
NCBD	North City Business District		

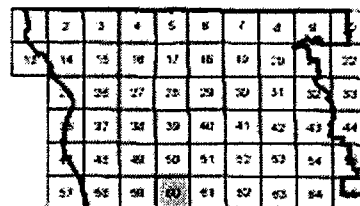
Feature Legend

	- Map Tile Lines		- Unclassified ROW
	- City Boundary		- Parcel Line

SW1/4-S18-T26N-R4 E

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

Representation of official Comprehensive Plan land use map adopted by City Ordinance No. 292. Shows amendments through June 21, 2006.

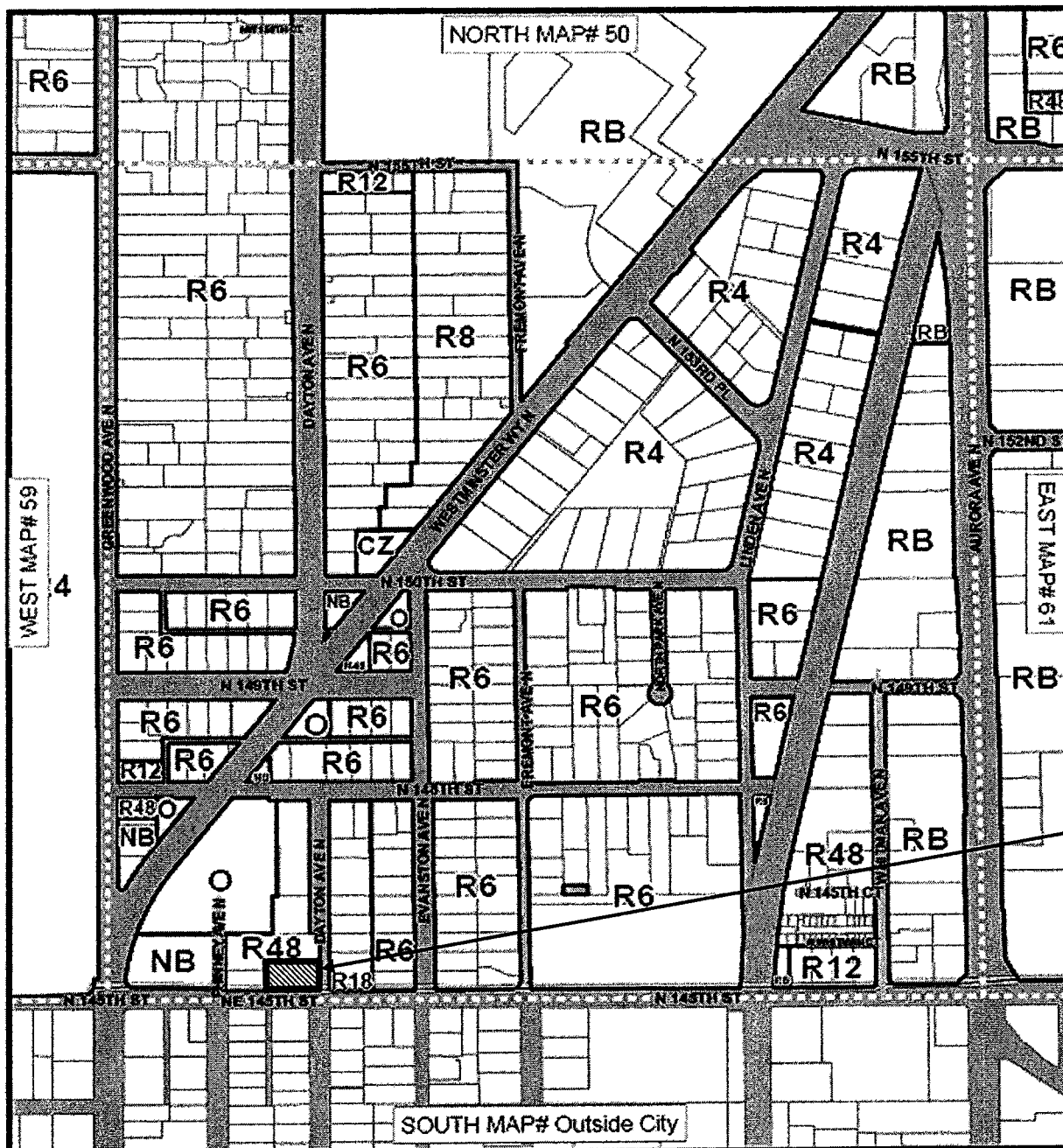


MAP # 60

1:3,600

0 75 150 300 450 600 Feet





SITE

CITY OF SHORELINE ZONING MAP

Plot Date: 1/2/2007

Zoning Legend

R4	Residential, 4 units/acre	NB	Neighborhood Business
R6	Residential, 6 units/acre	NCBD	North City Business District
R8	Residential, 8 units/acre	CB	Community Business
R12	Residential, 12 units/acre	O	Office
R18	Residential, 18 units/acre	RB	Regional Business
R24	Residential, 24 units/acre	RB-CZ	Regional Business-Contract Zone
R48	Residential, 48 units/acre	I	Industrial
CZ	Contract Zone		

Feature Legend

	- Map Tile Lines		- Unclassified ROW
	- City Boundary		- Parcel Line

SW1/4-S18-T26N-R4 E

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70

MAP # 60

1:3,600

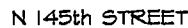


0 75 150 300 450 600 Feet

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

Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through December, 2006.

SHORELINE



SCALE 1"=10'-0"

GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 5, 10, 20, and 30, representing feet.

LEGAL DESCRIPTION:

DRAWING IN	
A1	SITE PLAN
A2	FOUNDATION PLAN AND FIR
A3	SECOND FLOOR PLAN AND !
A4	ELEVATIONS
A5	ELEVATIONS
A6	DETAILS AND SECTIONS
L1	LANDSCAPING PLAN
S	STRUCTURAL PLANS AND DE
C	CIVIL PLANS AND DETAILS

REVISION

R

-----Original Message-----

From: Mike Hinrichsen [mailto:michaelh@lakere.com]

Sent: Monday, April 02, 2007 11:25 AM

To: Steve Szafran

Subject: RE: Rezone #201599

Thank you Steve,

As you can see if you take just one extra vehicle per unit, where are they going to go? Would the city consider mitigation through improvement of the street right of way to accommodate parallel parking spaces? This makes the most sense for the developer as well because they can market the units easier knowing they can overflow the parking out on to the street. Any chance for curbs and sidewalks too? This is a growing issue in that area.

Mike

These Minutes Approved
May 17th, 2007

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

May 3, 2007
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Hall
Commissioner Harris
Commissioner Phisuthikul
Commissioner Pyle
Commissioner Wagner
Commissioner McClelland

STAFF PRESENT

Joe Tovar, Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Steve Szafran, Planner II, Planning & Development Services
Tom Boydell, Economic Development Manager
Jessica Simulcik Smith, Planning Commission Clerk

COMMISSIONERS ABSENT

Commissioner Broili

CALL TO ORDER

Vice Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:06 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, Commissioners Harris, Phisuthikul, Hall, Pyle and Wagner. Commissioner Broili was excused and Commissioner McClelland arrived at 9:05 p.m.

APPROVAL OF AGENDA

The Director's Report (Item 4) was moved to after New Business (Item 10). The remainder of the agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of April 19, 2007 were approved as presented.

GENERAL PUBLIC COMMENT

There was no one in the audience who expressed a desire to speak before the Commission during this portion of the meeting.

PUBLIC HEARING ON SITE-SPECIFIC COMPREHENSIVE PLAN AMENDMENT AND REZONE FOR PROPERTY LOCATED AT 416 AND 422 NORTH 145TH STREET (FILE NUMBERS 301436 AND 201599)

Chair Piro reviewed the rules and procedures for the public hearing. He reminded the Commission of the Rules of the Appearance of Fairness Laws and invited them to disclose any exparte communications they may have received concerning the subject of the hearing outside of the hearing. None of the Commissioners identified exparte communications that would prohibit their participation in the public hearing. No one in the audience expressed a concern, either.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Szafran advised that this application is a site-specific Comprehensive Plan amendment and concurrent rezone for properties located at 416 and 422 North 145th Street. The proposal is to change the Comprehensive Plan land use designation from medium-density residential to mixed-use. Concurrently, the request is to change the zoning from R-12 to R-48. He provided a land use and zoning map to show that the subject parcels are surrounded by mixed-use and an R-48 zoning designation. He explained that the existing site has been cleared. He showed pictures to illustrate the current conditions on the site. He advised that the property immediately to the north is a condominium development in an R-48 zone. To the west is a single-family house that fronts along 145th, but an application has been submitted to change the zoning of this parcel to R-48. To the east there is a Seattle Water Tower and a single-family home in an R-48 zone.

Mr. Szafran advised that the proposed request meets the Comprehensive Plan and zoning criteria as follows:

- It would increase the number of housing units in the City.
- It would locate higher density housing towards arterials and away from single-family residential neighborhoods.
- It would locate higher density housing adjacent to public transportation.
- It would be consistent with the mixed-use designation that surrounds the two subject parcels.
- It would be consistent with the R-48 zoning that surrounds it.
- It would be consistent with existing densities in the immediate neighborhood.

Mr. Szafran said the staff's preliminary recommendation on the proposal is to approve the Comprehensive Plan land use change to mixed-use and the rezone to R-48.

Questions by the Commission to Staff

Chair Piro asked if the property located to the west of the subject properties that is occupied by a single family home is currently zoned R-48. Mr. Szafran answered affirmatively and noted that the land use designation is mixed use.

Commissioner Wagner asked what is located to the south of the subject property, which is within the City of Seattle. Mr. Szafran said the property to the south is developed with single-family homes.

Vice Chair Kuboi inquired about ownership of the western portion of the subject property. He noted that the Staff Report indicates that both parcels are owned by the applicant, Shaun Leiser. Secondly, Vice Chair Kuboi asked staff to describe the proposal that was discussed during the neighborhood meeting.

Shaun Leiser, applicant, said the project that was presented at the neighborhood meeting was specific only to the project at the corner at 422 North 145th Street. At the time of the neighborhood meeting, he had not contacted the owner of the western parcel. After the neighborhood meeting, this property owner agreed to apply jointly with him for a rezone and Comprehensive Plan amendment. Mr. Leiser advised that at the neighborhood meeting the proposal was to construct two units on the eastern property, which would be sold as townhomes. The proposed land use and zoning change for the eastern property was supported by the neighbors who attended the meeting. Mr. Leiser noted that he also owns the parcel to the north of the subject property, and the project for this site is currently at the permit stage. Again, Mr. Leiser emphasized that the neighborhood meeting did not include any discussion about possible changes for the western property, which remains in separate ownership.

Commissioner Pyle referred to the frontage improvements that would be required at the time of development. He pointed out that North 145th Street is actually King County right-of-way, which is already built out in this location, including a sidewalk. He inquired if access for the site would come from Dayton. Mr. Leiser answered affirmatively.

Commissioner Wagner requested clarification of Attachment 4, which is an email from Mike Hinrichsen to Mr. Szafran regarding the parking. Mr. Szafran answered that an administrative order was issued in 2003, which granted approval of one parking space per unit. He noted that the original request for a 12-unit development was previously approved, but the applicant is now proposing only 11. Only one parking space per unit would be required. Commissioner Wagner asked if both parcels would gain access from Dayton. Mr. Cohn answered that they don't know where the access for the western property would come from but suggested it would likely come from North 145th Street.

Public Testimony or Comment

There was no one in the audience who expressed a desire to participate in the public hearing.

Presentation of Final Staff Recommendation

Mr. Szafran said staff recommends the Commission approve the proposal to change the Comprehensive Plan land use designation for the subject parcels to mixed-use and the zoning to R-48.

Final Questions by the Commission and Commission Deliberation

Vice Chair Kuboi requested an opportunity to review a paper copy of the revised site plan (similar to Attachment 3). Mr. Szafran emphasized that the site plan on the paper copy has not been approved, but the site plan included as Attachment 3 has been approved.

COMMISSIONER HARRIS MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT TO MIXED USE AND CONCURRENT REZONE OF THE TWO PARCELS TO R-48 AT 416 AND 422 NORTH 145TH STREET. VICE CHAIR KUBOI SECONDED THE MOTION.

Commissioner Hall noted that there was no opposition voiced by the community related to the proposed changes. In addition, the current R-12 zoning is odd, given that the properties are surrounded by mostly R-48 zoning. He commended the staff on their new approach for putting the findings and conclusions in a more formal, ordinance like format. The analysis was good and captures all of the important criteria that must be considered.

Chair Piro said that, typically, he has concerns about making such dramatic changes in zoning. However, he would support the proposal since all of the immediately adjacent properties are already zoned R-48.

Commissioner Harris recalled that when the development proposal for the property to the north was reviewed in 2000, the City reduced the parking requirement to one space per unit given the property's proximity to bus transit services.

Vice Chair Kuboi asked if the property owner of the western parcel is officially a party to the rezone. Mr. Szafran said the City has a letter from her in the file, along with her signature.

Closure of the Public Hearing

The public hearing was closed.

Vote by Commission to Recommend Approval, Denial or Modification

THE MOTION CARRIED 7-0.

REPORTS OF COMMITTEES AND COMMISSIONERS

Commissioner Hall advised that he is the Long-Range Planning Manager for Snohomish County. He noted that, historically, Snohomish County and the City of Shoreline have not always been in complete agreement about the future disposition of the Point Wells site. Therefore, he would excuse himself from any conversations about that subject to avoid a conflict of interest. Mr. Tovar indicated that Point Wells would be the last item in his Director's Report.

Chair Piro noted that Commissioners Broili and McClelland serve with him on the Aurora Business Corridor Team. While they had intended to wrap up their work at the next meeting in May, they recently agreed to extend their service for at least three more meetings. He noted that members of the team have been positive about their experience so far, and they feel the process has been fair and transparent to date. While the group would not develop a recommendation for a particular alternative, members would assess the materials presented to them so far and provide guidance for how it should move forward and be reported to the City Council. The next meeting is scheduled for May 9th.

Vice Chair Kuboi reported on his participation on the Comprehensive Housing Strategy Citizens Advisory Committee. He noted that Commissioners Phisuthikul and Wagner also participate on this committee to represent the Commission. He advised that they recently completed the affordable housing portion of their work, and next week would start on the housing choice component. The last phase would focus on neighborhood character. Vice Chair Kuboi reported that the representatives from the committee recently provided an update to the City Council regarding their progress, and their efforts appeared to be well received.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

NEW BUSINESS

Ridgecrest/Economic Development Update

Mr. Boydell said the Ridgecrest Neighborhood Commercial Center, located east of Interstate 5 at the corner of Northeast 165th Street and 5th Avenue Northeast, is the first project of the Sustainable Neighborhoods Initiative of the Shoreline Office of Economic Development, which was adopted by the City Council in 2006. He emphasized that there is enormous positive potential in this area for such things as mixed-use development, public spaces, pedestrian improvements, etc. The City entered into a contract with the University of Washington College of Architecture to conduct a charrette with the local neighborhood to allow for a thorough discussion with property owners, business owners, and residents. He explained that the project has been a true collaborative effort, and numerous people attended the three public meetings. They also received positive statements from members of the neighborhood, the business owners, the property owners, and the developers. He advised that the purpose of this presentation is to summarize the process to date, present the work of the University of Washington Students, and seek the Commission's advice and comments.

Mr. Boydell advised that, as the City moves forward with this project, the key decision points will include:

- Designating the Ridgecrest Neighborhood Commercial Center as a target area for property tax exemption.
- Changing the zoning.
- Deciding whether or not to do capital projects for not only street and sidewalk improvements, but perhaps the creation of a public park or other public features.

Mr. Boydell reviewed that a green building forum was conducted on January 18th, which was attended by about 50 people. In addition, two public meetings were conducted for the Ridgecrest Neighborhood, and each one was attended by about 100 citizens, plus City staff, City Council Members, and University of Washington Students. He noted that Commissioner Broili participated in the public meetings and the mid-term student review at the University of Washington, and Commissioner Phisuthikul attended the public meetings, as well.

Mr. Boydell reported that a draft Capital Improvement Plan Proposal was submitted on April 6th, and internal staff discussions have occurred. He said he has also initiated property development discussions with not only existing property owners, but with potential buyers. The owner of the bingo site decided to reject many offers and wait for this project to proceed. He is currently working with four development teams, who are excited about hearing from the community. Staff has also received responses from the owner and CEO of Landmark Cinemas. The majority of the business owners were present at the community meetings. Although they had some initial concerns, they now support the project.

Next, Mr. Boydell advised that staff is preparing a proposal to add Ridgecrest as an additional target area within the City's Property Tax Exemption program. Staff will also start researching potential investment tax credits and environmental grants. Staff has met with property owners, business owners, and various developers. Small business counseling and loan services have been made available to local business owners. He reviewed the contacts that have already been made with potential new businesses, including organic food co-ops, and individuals who are interested in starting a bookstore, bakery, deli, or other type of business

Mr. Boydell said staff would also be reviewing and identifying possible changes to the zoning and design guidelines to accommodate the future plans. They plan to consider opportunities for improvements to the streetscape, utilities, and traffic signals, as well as opportunities to provide public amenities such as art, bike racks, etc. Staff would work with the parks and recreation department and the school district to research options such as enhancing the entrances and connections to parks, providing walking paths, creating a p-patch type park, establishing an after school theater or film class at the theater, creating a water feature in a pocket park, educating the public about environmental sustainability, etc.

Mr. Boydell announced that the University of Washington Students worked in four teams to come up with a number of ideas. He emphasized that the purpose of the presentation is to brief the Commission,

and the Commission would not be asked to make any decisions or recommendations at this time. He further emphasized that staff would not be considering any zoning changes outside of the existing neighborhood commercial area. However, they are considering the option of implementing a form-based code on the commercially zoned land that already exists. He invited LuAnne Smith to provide an overview of the student's work.

LuAnne Smith, indicated that she is an instructor at the University of Washington College of Architecture and Urban Planning, Department of Landscape Architecture. She reviewed that the project was a partnership between the City of Shoreline, the University Of Washington Department Of Landscape Architecture, and the Northwest Center for Livable Cities. She explained that within a 10-week period, the students co-hosted two neighborhood meetings with the citizens of the Ridgecrest Neighborhood and developed four design alternatives. She provided a preview of the booklet the students are producing for the City and noted that a PDF version would be provided for the City to post on their website.

Mr. Boydell explained that the Ridgecrest Commercial Center was chosen by the Economic Development Task Force and Council of Neighborhoods as the first project in the Economic Development Program's Sustainable Neighborhoods Initiative. The reasons are that the area is popular and well-known, used to be a more active commercial center, and is small enough in size to make it a good area to test out new ideas and approaches. The major property in the center is up for sale (2.6 acres on the SW corner) and several properties on the NE corner (totaling 4 acres) may become available for new development in the near future, presenting an opportunity as well. Ms. Smith added that the infrastructure is in good shape and the elevation and views make for an exciting location to build new housing (e.g. Ridgecrest is 35 feet higher than Queen Anne hill in Seattle).

Ms. Smith advised that the students conducted extensive research to gather pertinent information. Their research included a review of the 2000 census data and the Puget Sound Regional Council's forecast and projected growth for 2006. They researched bus routes, park and ride locations, crosswalk locations, available parking space in the region, the history of Shoreline, parks in the region, natural features and topography of the site, current zoning designations and requirements, and existing land use designations. The students also studied various existing neighborhoods in the region that had small mixed-use developments surrounded by single-family homes. She reviewed various elements of each of the neighborhoods that were studied.

Ms. Smith advised that all of the student's research work was presented at a well-attended and enthusiastic neighborhood meeting, where four interactive stations were prepared for the community to participate in. At the mapping station, residents were asked to use pencils and stars to show where they worked, lived and walked. Another station provided an introduction to sustainable elements, and the public was asked to respond to concepts such as permeable paving, water catchment systems, bioswales, rain gardens, green roofs, green walls, and alternative energy. She noted that the Ridgecrest Neighborhood seems ready to embrace this type of development. At a third station, students talked to the neighborhood residents about the benefits of environmentally sustainable concepts. The last station was related to neighborhood services, and its purpose was to brainstorm ideas of what the neighbors want to see in the area.

Ms. Smith explained that the students used their research information, as well as the comments provided by the public at the first neighborhood meeting to develop with physical design scenarios. She noted that there was a wide spread of comments from the neighborhood. Some wanted absolutely nothing to change, and others were willing to accept some changes. Some people wanted more neighborliness and modest housing, while others liked the idea of mixed-use and a more vibrant feel to the corner. Some even recommended that all of 5th Avenue be made commercial.

Ms. Smith reported that City staff set up a professional advisory panel of architectures, City of Shoreline staff, and developers to talk to the students about sustainability. After extensive work, the students developed an innovative description of sustainability that blends economic, social, and environmental considerations and then makes it meaningful at the neighborhood level. They called their new model "Creative Sustainability" with the key elements being a sense of belonging, sense of place, neighborhood identity, walk-ability, practical solutions, and balance. The land use designs reflect creative ways to implement that definition of sustainability.

Ms. Smith explained that the draft designs were presented to the public at a second neighborhood meeting. Students provided digital presentations of the proposed designs. They also provided physical models of the proposed designs so the neighbors could compare the four design alternatives. She reviewed the alternatives as follows:

- **Re-use Infill Alternative Using the Existing Zoning:** Because some residents indicated they didn't want a lot of change, this alternative took on a very modest scheme. It deals with drainage and pedestrian connections and evolved around bringing sustainable practices into a modest development. There would only be a limited amount of housing with this alternative, which would allow up to 24 units per acre and a height of 50 feet. This scheme introduced the concept of expanding opportunities for mother-in-law apartments around the neighborhood core if the need for more housing arises. She provided maps to describe the various elements of the design alternative.
- **Neighborhood Business Plan:** This alternative proposes mixed-use zoning, with a height limit of 50 feet and a density of 24 units per acre. This alternative does a good job of demonstrating what sustainability would look like. She noted that the team that completed this alternative received an award from the Washington Society of Landscape Architecture. The alternative uses art, open space and education to bring the neighborhood alive. It clearly demonstrates the concept of water catchment, rain gardens, green roofs, plazas, paving patterns, etc. She reviewed maps to illustrate the elements associated with this design alternative.
- **Commercial Business Plan:** This alternative is similar to the zoning already in place in many of Shoreline's commercial areas, but not in Ridgecrest. The buildings would be allowed a 60-foot height, with 48 units per acre. This alternative focused on the relationship between the Ridgecrest Neighborhood, Interstate 5 and greater Shoreline. The alternative also focused on the social aspect, with the idea of bringing in small cafes, developing more parks and open space, paving patterns, tree-lined boulevards, etc. Ms. Smith provided maps to identify the more significant elements of this design alternative.

- **Sub-Area Plan:** This alternative utilized the concept of sub-area neighborhood planning and how to optimize the practical limits of development. The students felt it was important to let the citizens of Ridgecrest understand this concept is a possibility. The alternative focused on looking beyond the Ridgecrest Neighborhood to consider opportunities for balancing regional needs for housing and open space. The plan includes three residential towers (20 stories, 17 stories, and 12 stories tall) with retail at the base, while increasing the open space and ecological function of the neighborhood. In the city-wide context, the housing would be concentrated at the central core, and a link of green spaces would be created between Hamlin Park, Northcrest Park and Ronald Bog. In the regional context, the alternative would preserve farms and forests within King County. The group of students who prepared this alternative worked with the Cascade Land Conservancy regarding the concept of transferring development rights to the Conservancy so that no development could occur in the forested and heavily habitated natural areas. In exchange, a greater density would be allowed elsewhere. Development in this alternative would be high density but the shadow study indicated that the neighborhood impacts were not severe. Ms. Smith used a map to illustrate specific elements of this design.

Ms. Smith noted that the citizens who attended the neighborhood meeting initially expressed very negative comments about the sub-area plan alternative, and they were adamant it was not something they wanted to implement in the Ridgecrest Neighborhood. However, they agreed to listen to the student's proposal and in the end, said they understood the concept the students were trying to apply. But they still did not believe the concept would be appropriate for their neighborhood.

Ms. Smith said it was amazing to see the significant public participation in the neighborhood meetings. Those in attendance were very civil. She noted that about 20 percent of the participants provided written comments to the students. She summarized that the Ridgecrest community really liked the neighborhood business plan and the commercial business plan, and some even had some good things to say about the sub area plan.

The Commission took a 10-minute break to allow everyone an opportunity to review the models and presentation boards of the four plans that were prepared by the students.

Ms. Smith thanked the City staff and citizens for working with the students on this project. Chair Piro complimented the students on their hard work and for the high-quality information they provided. He commented that the interaction between Ms. Smith, the students, the staff and the community helped to shape some very intriguing and sustainable concepts for the City to work with. Mr. Boydell commended the Ridgecrest Neighborhood Association for creating a positive environment for the students to present their work.

Commissioner Phisuthikul advised that he participated in the neighborhood meetings. He reviewed that many of the citizens at the first neighborhood meeting emphasized the importance of not changing the Crest Theater. Citizens also commented that they didn't want their business neighborhood to become a regional shopping center. They were concerned that the Ridgecrest area be a walkable community that serves the local residents. They expressed interest in a community gathering place, as well.

Commissioner Pyle expressed that the students' work was put together very well. He emphasized that so often it seems that the livable environment of Shoreline is based on the requirements of the development code, and the actual regulations drive design. However, the Ridgecrest Neighborhood presents a good opportunity for design to override the circumscribed nature of the development requirements. He said he would like this effort to eventually result in the City analyzing their development code to figure out how to implement a design review element or form-based design element that doesn't rely so much on the exact development regulations. He expressed concern that implementing the concepts illustrated in the plans presented by the students might require extensive code changes.

Commissioner Hall pointed out that one element in the memorandum talks about considering the Ridgecrest Neighborhood for a property tax exemption program. He asked staff to share how this concept would be implemented and whether or not it would decrease City revenues or shift the tax burden to other property owners. Mr. Boydell said staff has been researching the property tax exemption option for the North City Neighborhood. He noted that the property tax exemption would not be a total exemption. It would be 10-year exemption on the residential units, but not on the land or retail portion, the sales tax, utility taxes, etc. Recent studies by other jurisdictions in the region have shown that this concept results in balanced or slightly increased revenues over the 10-year period of the exemption. In exchange, cities have found the exemption actually stimulates other development.

Mr. Boydell explained that the rents for mixed-use developments in Shoreline are lower than what you would see in a downtown core like Seattle. When comparing the cost of doing development with the likely rents, as well as providing amenities such as a plaza or underground parking, projects only marginally pencil out and often do not meet the ratio that Fannie Mae requires. The property tax exemption makes projects that are typically hard to do more reasonable to finance. Brokers and developers have explained that mixed-use developments present a lot of risk, mostly in trying to fill the retail space. The property tax exemption would allow a developer a five to ten-year period of time to take on that risk and work with the City to provide plazas, sidewalks, and other street improvements. He concluded that a combination of incentives would be necessary to encourage mixed-use developments in the Ridgecrest Neighborhood.

Commissioner Hall asked if the mill rate for other property owners in the City have to be increased to off-set the loss if the City decided not to collect property taxes from mixed use parcels. Mr. Boydell said this property tax exemption would apply to development that would not otherwise take place. Therefore, there would likely be no impact. However, he agreed it would be important to consider the increased impact on the surrounding area or other property owners. He suggested that in the long-term, encouraging retail development could actually take pressure off the residential property owners. Commissioner Hall pointed out that when the total amount of property tax collected stays the same, exempting one property owner from the tax rolls could result in others having to pay more. He stressed that it is important to make sure the taxpayers understand this concept and its potential impact to them. Mr. Boydell asked Commissioner Hall to put his question in writing so staff could discuss the issue internally and provide a precise answer.

Vice Chair Kuboi pointed out the time sensitive nature of the disposition of the bingo property and inquired if the Commission would be asked to take quick action at some point in the near future. Mr.

Boydell provided a report on the status of the properties in the Ridgcrest business area, and advised that it is unlikely that most of the properties would be redeveloped in the near future. However, the sale of the bingo property is likely to close in the next few months. Staff has met with most of the interested parties who have made offers to buy the property. They understand that zoning changes and the property tax exemption would take some time to implement. In addition, it would take time to work through the Capital Improvement Budget process to obtain pre-design and design funding for the neighborhood plan. Mr. Tovar briefly described the likely time frame for implementing potential code and comprehensive plan amendments for the Ridgcrest Neighborhood and said it would likely be at least late 2007 or early 2008 before a proposal would be ready for the City Council to adopt.

Commissioner Hall asked if the market price for the bingo property would be impacted if the seller is holding off until a property tax exemption program or rezone has been implemented. If so, this could allow the seller to capture the benefit of the incentives rather than the developer. Mr. Boydell said staff has emphasized the City does not want to be pushed too fast when considering zoning changes, property tax exemptions, etc. On the other hand, the owner of the bingo property is interested in selling as soon as possible. The developers and the seller have been negotiating, and the seller is already asking a premium price for the land. He said he was surprised at the number of mixed-use developers that have expressed a desire to purchase this site.

Commissioner McClelland arrived to the meeting at 9:05 p.m.

DIRECTOR'S REPORT

Meeting with Neighborhood Councils

Mr. Tovar reported on the presentation he made to the Council of Neighborhoods to update them on the following:

- Strategic Points for Town Center Projects. An update of the project was provided, and it was announced that the Commission would conduct a workshop discussion related to the project on May 10th. Chair Piro emphasized that the workshop would be an interactive discussion with the public.
- Aurora Project. It was reported that this project is nearly completed, and a dedication ceremony would be scheduled sometime in June.
- Interurban Trail. It was announced that the final segment of the Interurban Trail is under construction, and a celebration has been scheduled for July 14th.
- Civic Center/City Hall. It was reported that three developer finalists would be submitting requests for proposals. Staff would score the proposals and make a recommendation to the City Council. The City Council would likely select one of the three in June or July. A rigorous and brisk public input process would be conducted during the summer. It is anticipated that final design of the building and site would be completed by the end of 2007 so construction could start in early 2008. The anticipated completion date for the project is mid 2009.

- Speaker Series. Ron Sher would be the next presenter at the Speaker Series that is scheduled for May 24th. The event is being publicized in numerous ways to get the word out to as many people as possible.

Draft Resolution

Mr. Tovar recalled that the Cascade Land Conservancy recently made a presentation before the City Council, which specifically focused on the Cascade Agenda Cities Program. They requested the City Council consider making Shoreline a Cascade Agenda City. He referred the Commission to the draft resolution that was prepared at the request of the City Manager. The resolution is patterned after resolutions that have been adopted by Issaquah and Kirkland and is scheduled to go before the City Council for consideration on May 29th. He asked the Commissioners to review the draft resolution and forward their concerns and suggestions to the staff as soon as possible.

Mr. Tovar advised that when he discussed the proposed resolution with members of the Council of Neighborhoods, they expressed alarm that growth was going to happen and that there would be a significant amount of change in Shoreline. He emphasized that these issues are functions of state law and separate from whether or not the City becomes a Cascade Agenda City. He said the resolution summarizes that Shoreline's choice is not really about whether or not growth would occur and how much, but what they will do about it. The resolution discusses the City's plans for accommodating the growth and outlines the City Council's goals.

Mr. Tovar emphasized that the proposed resolution is a statement of intent. It is not a contract and does not commit the City to anything budget wise. It simply states that the program is good and similar to what the City already does. It indicates the City's desire to have partners to help implement the principles found in their goals.

Commissioner McClelland said one of the tenets of the Cascade Land Conservancy is the promotion of rural villages (unincorporated little towns) to accommodate some of the future growth outside of the urban growth boundary. She asked if the resolution language would require the City to support this effort. Mr. Tovar answered that approval of the resolution would not require the City to agree on positions the Conservancy takes on legislation or other programs.

Chair Piro agreed that the rural village concept is a controversial part of the Cascade Agenda right now. Therefore, he recommended that Sections 1, 2 and 3 on the second page of the proposed resolution be modified to not just generally talk about the goals and visions that are articulated in the Cascade Land Conservancy agenda as a whole, but narrow it only to the part that references Cascade Agenda Cities. This would eliminate the possibility of suggesting the City supports the whole agenda that is being advanced. Mr. Tovar suggested, and Chair Piro agreed, that the language could be modified to refer only to the goals and visions articulated for the urban areas. Mr. Tovar suggested the green program could be named in this section, as well.

Mr. Tovar reminded the Commission that they would be conducting a hearing related to the South Aurora Triangle next month and would talk specifically about this being a receiving area for a density

transfer from rural areas of the County. Chair Piro agreed there are some portions of the transfer the City could embrace, but the contentious portion of the proposal is related to rural-to-rural transfers. He cautioned against the City embracing the concept until more work and study is done. The remainder of the Commission agreed.

Commissioner Hall referred to the 4th Whereas Clause and suggested the language be softened by providing contextual information about the City's historic growth rate or other language to help people put the City's current growth rate into perspective. It should be clear that even without regulatory incentives for increased density, the City would grow by at least 200 per year. Mr. Tovar agreed that it is important to convey why growth is inevitable. Chair Piro suggested staff reconsider the 3rd and 4th Whereas Clauses in terms of the established Vision 20/25 numbers. Mr. Tovar suggested this message could be conveyed in the staff report to the Council.

Mr. Tovar invited Commissioners to forward additional comments related to the draft resolution to him no later than May 11th.

Commissioner Hall left the meeting at 9:25 p.m.

Update on Point Wells

Mr. Tovar recalled that the City's Comprehensive Plan identifies Point Wells, an unincorporated area across the County line on the shoreline of the Sound, as being in the City's future annexation area. However, Woodway's Comprehensive Plan also says this property should be annexed into the Town of Woodway. He reported that just a few weeks ago, staff became aware of a request to Snohomish County, which controls land use in Point Wells, to docket a proposal for their Planning Commission to consider amending the Comprehensive Plan and zoning to permit mixed-use development (commercial, retail, condominiums, marina, etc.). Snohomish County has invited the public to comment by May 21st on whether the proposed changes should be docketed for future consideration.

Mr. Tovar advised that staff has not spoken with the property owner or representatives from the Town of Woodway. However, an article was published in *THE EVERETT HERALD*, quoting officials from other jurisdictions about how wonderful the change would be with no down side. There is no mention of the fact that the only access to the property comes from Richmond Beach Road. He concluded that staff would draft a letter to Snohomish County, voicing the City's concerns about traffic, access, land use, service delivery, police and fire response, etc. Staff would continue to track the situation.

Chair Piro agreed that now is a good time to establish a dialogue with Snohomish County, and it would be savvy to use this situation as an opportunity to advance the Growth Management Act notion that these are the very types of areas that should be going through a joint planning process rather than a unilateral planning process. While the property is currently within Snohomish County's jurisdiction, it is important to note that it has been classified as part of the urban area. He commended staff for expressing a desire to work together with Snohomish County and the Town of Woodway to resolve this issue.

Commissioner McClelland said she was under the impression that no matter what jurisdiction had control of the site, it was so compromised by hazardous materials that it would take years to go through the process of cleaning it up. Mr. Tovar agreed that clean up would take a lot of time and money, but it would be possible. He noted that contamination would be a major subject of any environmental review of the comprehensive plan amendment and/or project.

Commissioner Pyle noted that any truckload of dirt that is removed from the site would have to go down Richmond Beach road, which is a narrow two-lane road that overlooks the water. All of the new construction would occur via that road, as well. Mr. Tovar pointed out that the contaminated soil could also be removed by rail or by barge.

Commissioner McClelland recalled that there used to be a road down the slope to access the site from the Town of Woodway. She suggested that perhaps it might be possible to recreate this switchback road. She said years ago there was some discussion about opening a road from 15th Avenue in Edmonds to the site, via the Town of Woodway. This road is only used for emergency access now. Mr. Tovar agreed that access is a significant issue that would have to be worked out. Chair Piro suggested that if the area is to become a part of Woodway, it should be accessed from Woodway, without using Richmond Beach Road.

Mr. Tovar explained that, under the State's annexation laws, the property owner would determine which city the property would be annexed into. The property owner could also choose to remain under the County's jurisdiction. Because it is not currently within either City, the Snohomish County controls the land use on the property. If it were annexed into Woodway, Woodway would make the land use decisions. If it were annexed into Shoreline, Shoreline would be responsible for making these decisions. Chair Piro added that aside from the property owner pursuing one annexation option or another, there is also a formal judicial process and boundary review board that would be called in to assess the viability of the proposal and issue a recommendation.

Noting that the only access to the site is through the City of Shoreline, Commissioner Wagner asked who provides fire and police service to the area. Several Commissioners answered that the City of Shoreline currently provides fire protection to the site.

ANNOUNCEMENTS

No announcements were made during this portion of the meeting.

AGENDA FOR NEXT MEETING

Chair Piro announced that a special meeting has been scheduled for May 10th.

ADJOURNMENT

The meeting was adjourned at 9:38 p.m.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Cromwell Park Draft Master Plan
DEPARTMENT:	Parks, Recreation and Cultural Services (PRCS)
PRESENTED BY:	Dick Deal, Director PRCS Maureen Colaizzi, Parks Project Coordinator Jerry Shuster, Surface Water & Environmental Services Manager

PROBLEM/ISSUE STATEMENT:

This Staff Report provides Council with background and information regarding the Draft Master Site Plan for Cromwell Park and a first phase planning level cost estimate. This Phase 1 will construct the improvement projects identified in the Capital Improvement Program (CIP) for Cromwell Park in 2008. This project support the completion of Council Goal #1: Complete the projects of the 2006 Parks and Open Space Bond.

To consider possible directions for future park use, the Parks, Recreation and Cultural Services (PRCS) Department has determined that a master plan for Cromwell Park will be an important tool to guide short and long-term capital improvements, program initiatives and proposals for new park uses. After an RFQ, interview process and Council Authorization, the City entered into a contract with the design team of Susan Black & Associates, Gaynor Inc., Pace Engineers and Touchstone Ecoservices to assist staff with the development of a master plan.

On May 16, 2006, the citizens of the City of Shoreline supported the passing of an \$18.5 million dollar Park and Open Space Bond Levy to complete eleven projects. The Cromwell Park Master Plan and construction of 1 million dollars of improvements were approved as part of the Bond Levy. In addition, the Storm Utility had identified the area in and around Cromwell Park for major storm water and wetland improvements and is able to fund \$650,000 for such improvements. Cromwell Park is an ideal location for storm water detention and water quality treatment to help reduce high flows entering Ronald Bog and the Thornton Creek channel and clean road runoff. The Draft Master Plan addresses both improvements for a first phase project at Cromwell Park.

In addition, the City is working with King County to develop a Surface Use Agreement to allow the City to:

- Relocate the detention of their on-site storm water east of the Courthouse building;
- Redevelop the courthouse property behind the building with pathways and landscaping improvements for passive park use;
- Formalize the City's use of the courthouse parking-lot after 5pm on week nights and all day on weekends.

This report includes an executive summary of the Draft Master Plan including:

- 1) public information and involvement during the Master Site Plan Development Process;
- 2) the City's Program for Development for park and storm water improvements;
- 3) overview of the contents of the Draft Master Site Plan;
- 4) planning level cost estimate for the complete Master Plan including a first phase which will implement the identified 2008-2013 CIP projects for Cromwell Park.

FINANCIAL IMPACT:

- The Cromwell Park Master Plan will be completed within the previously Council-authorized allocation from both the Parks Bond and Stormwater CIP projects.
- The 2006 Parks and Open Space Bond will fund \$1,000,000 of design and construction for Phase I improvements at Cromwell Park. Additional grant sources are being evaluated for additional funds for Phase I and Phase II.
- The Storm Utility will fund \$650,000 of design and construction for Phase I storm water improvements at Cromwell Park. The 2008-2013 CIP identifies the funding as three projects: Cromwell Park Stormwater Pond, Cromwell Park Wetpond and Cromwell Park Wetland.

RECOMMENDATION

No action is required. After considerable review, the Parks, Recreation and Cultural Services (PRCS) Board recommended the Cromwell Park Master Site Plan for approval to the City Council at their November 15, 2007 meeting. Staff asks Council for any comments on the Draft Master Site Plan prior to finalizing the Cromwell Park Master Plan for adoption at the January 14th Council Meeting.

Approved By: City Manager  City Attorney ____

BACKGROUND:

The Draft Master Plan for Cromwell Park was developed using the existing conditions and natural features of the park. The public's concerns and opinions were solicited in four public meetings, comment forms and at two special events at the park. Several user groups were interviewed to understand the current and future use of the park. Comments were used to create the design alternatives and the Draft Master Site Plan. Recreation facilities and supporting features were identified for the park. Stormwater features (detention, infiltration, water quality) were preliminarily sized to provide a facility that will be a significant addition to the management of stormwater runoff in this area of the City. The Draft Master Plan identifies the necessary environmental/development permits for the implementation of the Draft Master Site Plan along with a State Environmental Policy Act Checklist. This plan is supported by a planning level estimate of construction costs.

Cromwell Park History

Cromwell Park is located at 18009 Corliss Avenue North in Shoreline WA. This 9-acre park is located in the central portion of the City in the Meridian Park Neighborhood. The park is comprised of two separate parcels. The Park is located on the original Cromwell Elementary School site and is named after a nearby housing development. King County bought the property from the Shoreline School District after it closed the school and developed the park and the District Court building on the property. The Northern portion of the site is open and is highly visible to the neighborhood. The southern portion of the site is smaller, heavily wooded and lacks any significant development. A wetland area exists between the two portions of the site. The immediate area surrounding the park is completely developed and consists of single family homes. King County District Court building and parking lot is located on the north and west boundary of the park and at the north and east portion of the site is located the Zion Presbyterian Church. Key features include a soccer field, baseball field, basketball court, picnic tables, benches; children's play area, pathways, natural wooded area and a nine car parking lot along Corliss Avenue North.

Storm Water Background

Cromwell Park is located in the upper portion of the 2,418 acres of the Thornton Creek watershed that is located within the Shoreline City limits. This location makes Cromwell Park an ideal location for stormwater detention to help reduce high flows entering Ronald Bog. The basin improvement plan for the Ronald Bog sub basin includes detaining flows upstream of the Bog at Cromwell as a solution element to reduce the flooding in the area immediately south of the Bog and further downstream. This master plan for the Park also includes a water quality treatment element to clean the road runoff with bio-filtration swales prior to releasing it downstream to the Bog.

Public Information

PRCS has been using the Council-approved process for soliciting public participation for all Parks, Open Space and Trails Bond related projects. This includes, but is not limited to: community mailing to 1000' of the project, currents articles and the new "What's Happening" public notice, Enterprise newspaper public notice, Channel 21 slide, and community paper if one exists, posting on the Construction sign at the site; posting of

the public mailer at all City facilities where public information is posted; the City's website project webpage; PRCS Board Agenda; and City Manager's weekly reports.

Public Involvement

Two open house meetings, one PRCS Board Workshop and two regular PRCS Board meetings were held about the Cromwell Park Master Site Plan in 2007: May 31st, September 26th, September 27th, October 25th and November 15th. In addition, Staff and Consultants attended the Swing'in' Summer's Eve event on July 25th at the park to share information and hand out comment forms. Comment forms were provided at all four public meetings in addition to being posted to the City's Website and all public facilities directly following these public meetings. City Staff received over 35 comment forms from May through October.

No active neighborhood association exists for Meridian Park; however, most of the participants of the public meetings were adjacent, long time residents of the Meridian Park Neighborhood. Most residents who attended our public meetings had lived in the neighborhood for over thirty years. The adjacent neighborhood, Echo Lake, does have an active neighborhood association and had representatives who did participate in the meetings.

Comments received from the public varied from recreational improvements, safety and questions about the stormwater improvements proposed for the park. Additional questions included the concern of adequate parking, traffic and pedestrian safety in the neighborhood. PRCS worked to address all of these concerns by coordinating with other City departments and analyzing the site for ways to address these concerns. The City is also working towards a neighborhood traffic action plan that will address neighborhood-wide concerns. PRCS Department will continue to work with the Traffic Engineer to incorporate the comments that PRCS Department has received during the Cromwell Park Master Planning process that relate to neighborhood-wide concerns over traffic and pedestrian safety.

Over 30 members of the community attended the first open house, information gathering/sharing meeting in May 2007. Approximately 25 community members attended the design alternatives meeting held in the Zion Presbyterian Church. Four alternatives were presented to the community and the PRCS Board in September. The PRCS Board, along with public comment, provided Staff and the design team with the needed direction to develop a preferred design option. That option was presented at the October PRCS Board Workshop discussion. With final direction from the PRCS Board, the design team prepared the draft master site plan for recommended approval by the PRCS Board in their November meeting.

Master Site Plan Development Process

The Master Site Plan was developed from a series of alternatives that explored various arrangements of the programmed stormwater and recreation facilities. All of the alternatives utilized the existing wetlands and a subterranean bog/wetland in the southern portion of the property as a starting point for the stormwater facilities. The alternatives explored expanding detention, water quality, and recreation functions within the park. Several background studies were completed that provided technical information for the Master Site Plan. They include a topographic survey of the site,

wetland delineation report, geotechnical report and historic documents including aerials, photos and as-built surveys.

For each alternative, the use areas were defined to accommodate ease of use, safety, emergency and maintenance access. Opportunities for on-site and on-street parking were identified that distribute vehicular access around the site. The available on-site and on-street parking provides over 200 spaces area available to park users especially on evenings and weekends when the use rate is at its highest.

Development Program

The design team met with Staff to determine long term program needs for the park to provide for both recreation and stormwater facilities. The development program identified from these meetings and public input is:

Stormwater

- Goal to create a minimum of 1-acre foot of detention storage to take some burden off of stormwater flows entering Ronald Bog
- Treatment of a portion of piped flows from the Meridian Avenue system using linear water quality bioswales
- These improvements will alleviate localized drainage problems that affect adjacent properties

Recreation

- Athletic Fields
 - Baseball Field for Little League use
 - Soccer Fields for a variety of age groups
 - Provide safe, maintainable turf surfaces with irrigation and under drains as necessary
- Playgrounds
 - Interesting and challenging equipment
 - Swings (children and belt seats)
 - Safe and maintainable play surfaces
 - Sand filled areas for toddler play
- Play Courts
 - Basketball Court (full size)
- Other Park Development
 - Walking paths around and through the park
 - Informal meadow gathering area with space for a portable stage, electrical access and requirements for musical and other such performances
 - Controlled access to the park for maintenance and emergency vehicle access
 - Small picnic areas, benches, trash receptacles, and other park furniture
 - Fencing and vegetative buffer around the park boundary
 - On-Site, adjacent and on-street Parking

Draft Master Site Plan

Draft Master Site Plan for Cromwell Park balances the programmed stormwater and recreation facilities. Please refer to the Draft Master Site Plan and the companion elevations and perspective in your packet to understand the following description of the Draft Master Site Plan.

Pathways

A new primary pedestrian entrance will be created along the park's edge facing Meridian Avenue North. This access path sweeps from Meridian Avenue N through the park and exits the park on N 179th Street. Off of this primary path are secondary paths and trails providing circulation to most areas of the park. Circulation is provided through a hierarchy of paths and trails of varying widths and surface materials that loop around and bisect the park. They have generally been located where existing trails and social paths have been established. Pathway materials were studied for the park looking at porous materials, and traditional concrete, asphalt, crushed rock, and mulch. Because this site has such good infiltration and the pathways designed to slope towards the infiltration areas, there was no practical need for the use of porous asphalt or concrete. The planning level cost estimate assumes the use of asphalt for the main pathways, mulch or crushed rock for the other pathways and Grass-Crete pavers for the stage area.

Reshaping topography

The topography of the northeast end of the site is reshaped into hummocky hills for free play and exploration, reflecting the historic condition of the site. Winding paths lead to a picnic area and a highpoint, overlooking the playfield and the natural wetland and forested areas further to the south.

Parking

The Draft Master Site Plan provides for parallel parking along Corliss Avenue N and a parking lot within the area inside the park that contains the unimproved right of way of N 180 Street at Meridian Avenue North. These two parking areas will provide approximately 30 new parking spaces with the redevelopment of the park. Parking in the vicinity of Cromwell Park (including all off-street and on-street parking) exceeds 220 spaces including approximately:

- 100 spaces in the King County Courthouse Parking Lot
- 35 on-street parking spaces along Corliss Avenue
- 25 on-street parking spaces along Meridian Avenue
- 15 on-street parking spaces along 179th Street
- 45 spaces in the Zion Presbyterian Church Parking Lot

In addition, City Staff is analyzing the use of existing parking at park sites of similar size and use to determine how these areas are being used to help inform the development of parking for Cromwell Park. This data is being gathered and will be incorporated into the development of Phase I and Phase II designs.

Stormwater Areas

Generally, the Plan locates the stormwater detention and wetlands in the southern portion of the park as dictated by the natural conditions. Linear water quality swales

extend and frame passive areas of the park thus using this utility function as buffers between more active use areas. The active recreation use areas (baseball, soccer, basketball, playground) are centrally located on the site. The amphitheater is framed by the natural-looking water quality features and is near the primary entrance to the park off Meridian Avenue N.

The Draft Master Site Plan shows stormwater channels integrated with activity areas near the center of the site. The channels were designed to detain and treat runoff from three sources: Meridian Avenue N piped system, Corliss Avenue N piped system, and N 180th Street ditch. In this design, the King County detention pond is eliminated and its functions are replaced in the proposed stormwater channels and facilities.

Wetland Areas

Wetlands will provide additional storage and treatment for stormwater. Existing wetland areas that are currently fragmented within the park at the south end of the park are connected and expanded into a greater wetland bog, into which the stormwater channels release the cleaned runoff water. The expanded wetland extends west in the area of the park that contains the 180th Street right-of way. Through geotechnical studies, an existing bog was discovered buried below the existing baseball field's outfield.

Natural Areas

The existing upland forest and meadow area at the south end of the site from N 179th Street will feature a primary path entrance, existing picnicking and passive recreation opportunities. The Draft Master Plan will create a corridor along the primary pathway through the wetlands to open up views of this area and to the north and northeast, over the playfield and to the play hills beyond.

View Vistas

Other view corridors created on site will include a vista from the main entrance at Meridian Avenue N over the amphitheater and play area spaces towards the entrance at Corliss Avenue N and N 180th Street, and from the corner of Meridian Avenue N and N 180th, near the outlet of the wetlands, towards the play hills in the northeast end of the park.

Planning Level Construction Cost Estimate

The planning level cost estimate provides the City with an assurance that most of the Cromwell Park Master Site Plan can be constructed within the approved 2008-2013 CIP budget of the combined Park and Stormwater funds-\$1,650,000. The cost estimate is broken down into the sequence of construction activities to be performed by a contractor. The last column of the cost estimate identifies that all of the drainage improvements will be constructed in phase I. The remaining phase II improvements primarily include some additional: drainage and paving; native landscape plantings and irrigation; and site furnishings including play structure pieces to be added to the play area. As the City seeks additional grants, these items can be easily implemented and with possible community volunteer assistance.

FINANCIAL IMPACT:

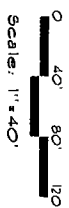
- The Cromwell Park Master Plan will be completed within the previously Council-authorized allocation from both the Parks Bond and Stormwater CIP projects.
- The 2006 Parks and Open Space Bond will fund \$1,000,000 of design and construction for Phase I improvements at Cromwell Park.
- The Storm Utility will fund \$650,000 of design and construction for Phase I storm water improvements at Cromwell Park. The 2008-2013 CIP identifies the funding as three projects: Cromwell Park Stormwater Pond, Cromwell Park Wetpond and Cromwell Park Wetland.

RECOMMENDATION:

No action is required. After considerable review, the Parks, Recreation and Cultural Services (PRCS) Board recommended the Cromwell Park Master Site Plan for approval to the City Council at their November 15, 2007 meeting. Staff asks Council for any comments on the Draft Master Site Plan prior to finalizing the Cromwell Park Master Plan for adoption at the January 14th Council Meeting.

ATTACHMENTS:

- A. Draft Cromwell Park Master Site Plan
- B. Planning Level Cost Estimate
- C. Perspective
- D. Elevation



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LEGEND

-
- Diagram illustrating a park layout with various zones and features:
- MEADOW OR PLAYFIELD
 - LANDSCAPE AREA (GROUNDCOVER)
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - WETLAND AREA
 - STORMWATER FACILITY
 - PICNIC TABLE
 - BENCH
 - PLAY AREA OR COURT
 - TRAIL (+/- 6" MINIMUM ACCESS (10'))
 - PEDESTRIAN PATH OR TRAIL (+/- 6" MINIMUM ACCESS (10'))



City of Shoreline
Master Plan
Cromwell Park



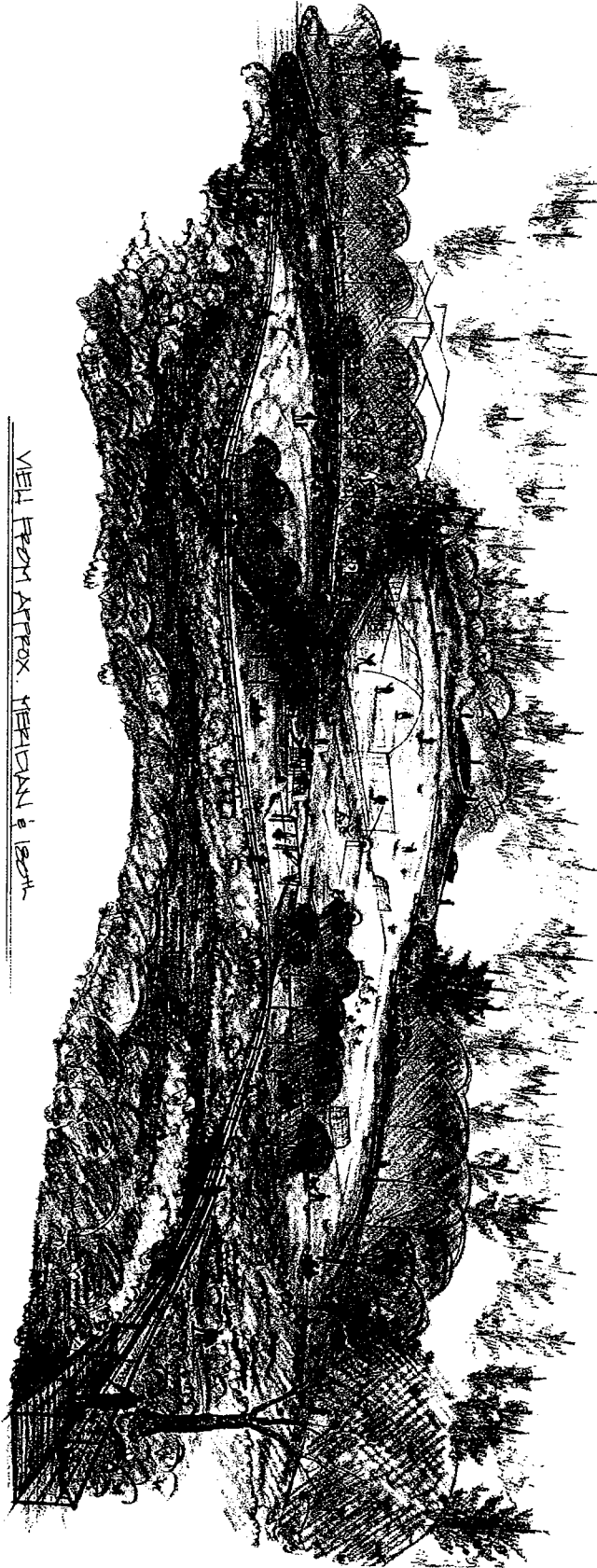
Cromwell Park
Summary Master Plan Cost Estimate 11/28/07

Item	Phase 1	Phase 2	Drainage Share Phase I
MOBILIZATION 5% of Total Hard Construction Cost	53,845.00	28,404.00	40,090.00
SURVEYING	2,500.00	0.00	975.00
CLEARING & DEMOLITION	12,000.00	0.00	4,680.00
TEMPORARY FACILITIES	15,000.00		5,850.00
EARTHWORK	120,000.00		60,000.00
DRAINAGE	349,533.00		349,533.00
SITE ELECTRICAL	25,000.00		
PAVING	60,000.00	147,350.00	8,800.00
STRUCTURES (Restrooms, bridges, bleachers in Phase II)	25,000.00	128,000.00	
PLAY AREAS	80,000.00	20,000.00	
SITE FURNISHINGS	35,000.00	24,200.00	
ATHLETIC FIELDS	95,070.00		
LANDSCAPING / IRRIGATION	225,000.00	231,500.00	57,000.00
Subtotal including mobilization	1,097,948.00	559,454.00	526,928.00
Contractor O&P - 7%	76,856.36	39,161.78	36,884.96
Construction Contingency - 10%	109,794.80	55,945.40	52,692.80
Sales Tax @ 8.9%	96,619.42	49,231.95	46,369.66
Total Construction Costs	1,381,218.58	703,793.13	662,875.42
A&E - 12%	138,121.86	70,379.31	66,287.54
City Costs - 6%	82,873.12	42,227.59	
Additional Surveys/information Gathering	35,000.00		
Planning Level Estimate Total	\$1,637,213.56	816,400.03	\$729,162.97

City of Shoreline
Master Plan
Cromwell Park



Perspective

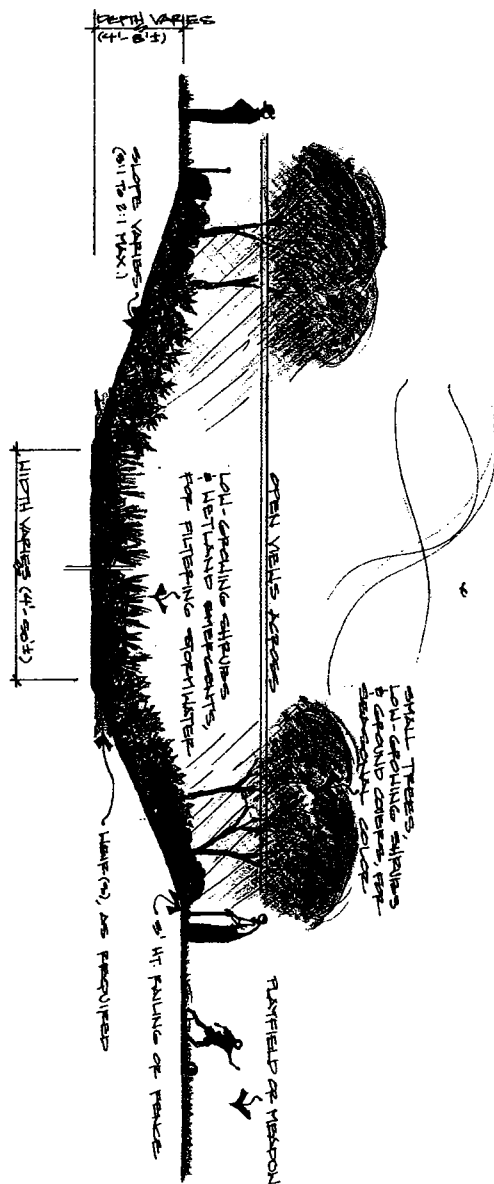


VIEW FROM APPROX. MERIDIAN @ 120th

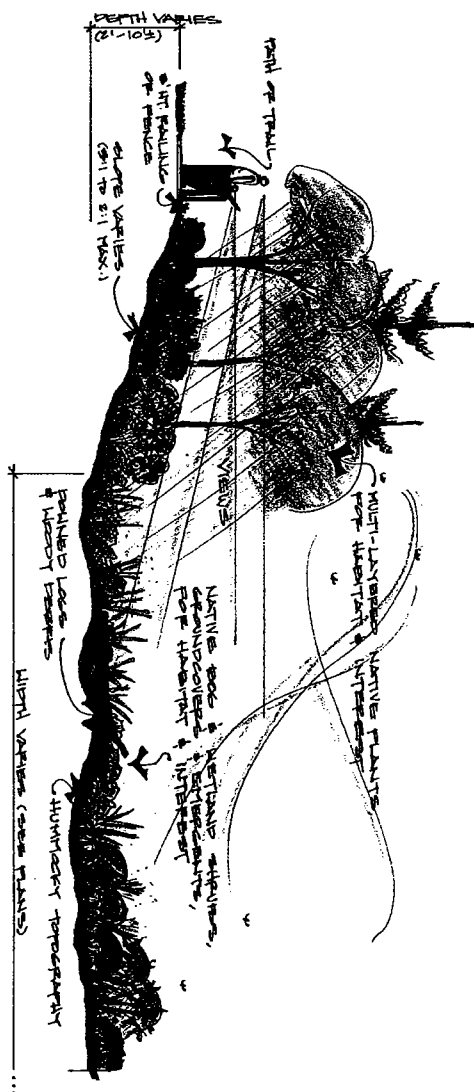
Sept. 26, 2007



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TYPICAL NATURAL DRAINAGE SYSTEM:
SECTION & LANDSCAPE 1/4" = 1'-0"



TYPICAL WETLAND: SECTION & LANDSCAPE 1/4" = 1'-0"



Sections

City of Shoreline
Master Plan
Cromwell Park

Sept. 26, 2007



SBA
LANDSCAPE
ARCHITECTS
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