Council Meeting Date: July 28, 2008 **Agenda Item: 9(a)**

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Ordinance No. 513 , rezoning the property located at 14800 1st Avenue NE from R-12 to R-24 File No. 201728
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 Rezone for one parcel located at 14800 1st Avenue NE. The applicant has requested R-24 zoning for the subject parcel. The Planning Commission recommends that the parcels be rezoned from R-12 (Residential 12 dwelling units per acre) to R-24 (Residential 24 dwelling units per acre).

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 15, 2008 and the Planning Commission entered its Findings, Conclusion and Recommendation in support of the rezone after receiving public testimony. Council's review must be based upon the Planning Commission's written record and no new testimony may be accepted.

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

- The Council could adopt the zoning recommended by the Planning Commission and Staff (a rezone from R-12 to R-24).
- The Council could deny the request, leaving the zoning at R-12.
- The Council could remand the request back to the Planning Commission for additional review and analysis on specified criteria.

FINANCIAL IMPACTS:

- There are no direct financial impacts to the City.

RECOMMENDATION

The Planning Commission and Staff recommend that Council adopt Ordinance No. 513, (**Attachment A**) thereby approving the rezoning from R-12 to R-24 for one parcel located at 14800 1st Avenue NE.

Approved By: City Manager ___ City Attorney ___

INTRODUCTION

The quasi-judicial action item before the Council is a request to change the zoning of one parcel located at 14800 1st Avenue NE from R-12 to R-24.

A public hearing before the Planning Commission occurred on May 15, 2008. The Planning Commission unanimously voted in approval of the rezone to R-24. The Planning Commission Findings, Conclusion and Recommendation are attached as **Exhibit A to Attachment A.**

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 subject parcel has a land use designation of High Density Residential (HDR). The surrounding parcels to the north and south have a land use designation of High Density Residential as well. Parcels to the west have a land use designation of Low Density Residential and to the east is the I-5 Freeway. The Comprehensive Plan Land Use Map is included as **Attachment B**.

The subject parcel is zoned R-12. Appropriate zoning designations for the parcels current land use designation of HDR include R-12 through R-48.

The parcels to the west have current zoning designations of R-6. Most of these parcels are developed with single-family homes and the Twins Ponds Park is also to the northwest. Parcels to the north are zoned R-24 and developed with the Aegis senior housing community. There are two parcels to the south zoned R-12 and developed with two separate churches. The zoning map is included as **Attachment C.**

The subject parcel is developed with a church. In addition to the church building on-site, the parcel also houses a cell tower with an associated equipment building.

APPLICATION PROCESS

The application process for this project began on February 20, 2008, when the applicant held a pre-application meeting with city staff. A neighborhood meeting was held on March 6, 2008 with property owners within 500 feet of the proposed rezone. The formal application was submitted to the city on March 25, 2008 and was determined complete on April 9, 2008.

The requisite public hearing was held before the Planning Commission on May 15, 2008. After deliberation, the Planning Commission recommended approval of the rezone to R-24.

PUBLIC COMMENT

The City received 1 comment letter during the required comment period regarding the rezone. At the public hearing before the Planning Commission 3 people commented on

the rezoning proposal. The public comment letter and comments are included as **Attachment D and Attachment G.**

PLANNING COMMISSION RECOMMENDATION: Rezone one parcel from R-12 to R-24

The applicant has requested that the subject parcel be rezoned to R-24. The Planning Commission in its Findings and Determination found that a rezone to R-24 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.*

The above zoning decision criteria was evaluated at length in the Planning Commission Findings and Determinations included as **Exhibit A to Attachment A**.

OPTIONS FOR CITY COUNCIL

The options available to the City Council are:

- The Council could adopt the zoning recommended by the Planning Commission and Staff (a rezone from R-12 to R-24).
- The Council could deny the request, leaving the zoning at R-12.
- The Council could remand the request back to the Planning Commission for additional review and analysis on specified criteria.

RECOMMENDATION

The Planning Commission and Staff recommend that Council adopt Ordinance No. 513, (**Attachment A**) thereby approving the rezone from R-12 to R-24 of one parcel located at 14800 1st Avenue NE.

ATTACHMENTS

Attachment A: Ordinance No. 513
Exhibit A: Planning Commission Findings and Determination- May 15, 2008
Exhibit B: Zoning Map (with proposed zoning designation)
Attachment B: Comprehensive Plan Map
Attachment C: Zoning Map
Attachment D: Neighborhood Meeting Notes
Attachment E: Public Comment Letters
Attachment F: Stream Inventory from Watershed Company
Attachment G: Planning Commission Minutes- May 15, 2008

ORDINANCE NO. 513

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING FROM R-12 (RESIDENTIAL, 12 UNITS PER ACRE) TO R-24 (RESIDENTIAL, 24 UNITS PER ACRE) FOR THE PROPERTY LOCATED AT 14800 1ST AVE NE

WHEREAS, the subject property, located at 14800 1st Ave NE is zoned R-12, Residential, 12 units per acre; and

WHEREAS, the owner of the property has applied to rezone the property to R-24, Residential, 24 units per acre; and

WHEREAS, the rezone of the properties is consistent with the Comprehensive Plan land use designations of High Density Residential; and

WHEREAS, the Planning Commission considered the applications for zone change at a public hearing on May 15, 2008, and has recommended approval of the rezone; and

WHEREAS, a Determination of Non-Significance has been issued for the proposal pursuant to the State Environmental Policy Act; and

WHEREAS, the City Council concurs with the Findings and Recommendation of the Planning Commission and determines that the rezone of the property should be approved to provide for residential dwelling units and other compatible uses consistent with the goals and policies of the City's Comprehensive Plan;

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

Section 1. Findings. The Planning Commission's Findings and Recommendation to approve rezone of the parcel, attached hereto as Exhibit A, are hereby adopted.

Section 2. Amendment to Zoning Map. The Official Zoning Map of the City of Shoreline is hereby amended to change the zoning classification of the property described as GREEN LAKE FIVE-ACRE TRS S 166 FT OF 5 & N 132 FT OF 6 LY W OF STATE HWY & LESS ST (Parcel No. 2881700340) depicted in Exhibit B attached hereto, from R-12, Residential, 12 units per acre, to R-24, Residential, 24 units per acre.

Section 3. Effective Date and Publication. 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 July 28, 2008.

Cindy Ryu, Mayor

ATTEST:

Scott Passey
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

CITY OF SHORELINE
PLANNING COMMISSION

PRELIMINARY FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: Change the zoning of one parcel from R-12 to R-24.
Project File Number: 201728
Project Address: 14800 1st Avenue NE, Shoreline, WA 98155
Property Owner: Todd Sucee, Northwest Center (authorized agent).
SEPA Threshold: Mitigated Determination of Non-Significance (MDNS)
Staff Recommendation: Recommend approval of the rezone to R-24.
Date of Public Hearing: May 15, 2008

INTRODUCTION

The applicants are requesting the zoning be changed on one parcel from R-12 to R-24. The rezone will facilitate the applicant's desired conversion of an existing church to a family resource center operated by the Northwest Center. There will be two phases to the applicant's proposal; first, The Northwest Center will renovate the existing building on-site to facilitate their existing child development program. Second, the applicant will add up to 24,000 square feet of new building space.

The child development program (+/- 150 children) indicated as phase one of the project above includes full day early learning programs, before and after school program and summer camp, early intervention services, and family support.

Phase two of the project could include up to a 24,000 square foot building addition to double the number of children to 108, family respite care, family resource program, teen program, ADA accessible playground, community space, independent living spaces, adult vocational training, and clothing donation collection.

The applicant has indicated that a rezone to R-24 is necessary because some of the above mentioned programs (including overnight respite care) are impossible under the R-12 zoning designation. Since an applicant's expected future development of a site is not part of the criteria considered by the Planning Commission in making their recommendation to the City Council, this information about the desired conversion into a family resource center is provided as background information-only.

If the site is not redeveloped as a school, an R-24 zoning designation would permit the construction of 76 dwellings on the subject property, most likely as townhome development.

FINDINGS OF FACT

Current Development

1. The subject parcel is located at 14800 1st Avenue NE, Shoreline, WA 98155

2. The parcel is 137,214 square feet (3.15 acres) and developed with a church and a cell phone tower. The parcel is zoned R-12 and has a Comprehensive Plan Land Use designation of High Density Residential ("HDR"). See **Attachment 1** for surrounding Comprehensive Plan designations and **Attachment 2** for surrounding zoning designations.

3. If the request is approved, the parcel has a development potential of 76 units dwelling units (R-24 zoning).

4. There are no existing sidewalks along 1st Avenue NE adjacent to the subject property. Right-of-way improvements are required when the applicant applies for building permits and include sidewalk, street lighting and curb and gutters.

Proposal

5. The applicant proposes to rezone the parcels from R-12 to R-24.

6. A pre-application meeting was held with the applicant and City staff on February 20, 2008; the applicant held the requisite neighborhood meeting on March 6, 2008, and a Public Notice of Application and Notice of Public Hearing was posted at the site.

7. Comments received at the neighborhood meeting included the following topics (**Attachment 3**):
   - Traffic (circulation due to proposed school)
   - Possibility of higher density housing
   - Parking from Aegis, parking for the Northwest Center
   - Concern about the potential for violent residents
   - Noise from the freeway
   - Lack of tax revenue from the school
   - Lack of sidewalks around the area

8. 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 17, 2008 for the Notice of Application. 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 May 1, 2008. Public comment letters can be found in **Attachment 4.**

9. The Planning Department issued a SEPA Mitigated Determination of Non-Significance (**Attachment 5**) and notice of public hearing on the proposal on May 1, 2008. The MDNS was not appealed.

10. An open record public hearing was held by the Planning Commission for the City of Shoreline on May 15, 2008.

11. The City's Long Range Planner, Steven Cohn, and Associate Planner, Steve Szafran, have reviewed the proposal and recommend that the parcels be rezoned to R-24.

Comprehensive Plan Land Use Designation

12. The parcels to the north and south have a Comprehensive Plan Land Use designation of High Density Residential. (See **Attachment 2**). Parcels to the west, across 1st Avenue NE, have a land use designation of Low Density Residential. To the east is the I-5 freeway.

13. The Comprehensive Plan describes High Density Residential as "intended for areas near employment and commercial areas; where high levels of transit service is present of likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted.

Current Zoning

14. The subject parcel is currently zoned R-12. The subject parcel is developed with a church. Parcels to the north are zoned R-24 and developed with the Aegis senior housing complex. Parcels to the south are zoned R-12 and developed with two separate churches. Parcels to the west side of 1st Ave NE are zoned R-6 and developed with single-family homes. To the east is the I-5 freeway.

15. 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."

16. The purpose of R-24 zones, as set forth in Shoreline Municipal Code 20.40.030, is to "provide for a mix of predominately apartment and townhouse dwelling units and other compatible uses."

Proposed Zoning

17. 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.

Impacts of the Zone Change

18. The following table outlines the development standards for the current zoning (R-12), the requested zoning (R-24):

	R-12 (Current)	**R-24(Proposed)**
Front Yard Setback	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	5'	5'
Building Coverage	55%	70%
Max. Impervious Surface	75%	85%
Height	35'	35'(40' with pitched roof)
Density (residential development)	12 du/ac	24 du/ac
Maximum # of units	38	76

CONCLUSIONS

1. The purpose of a rezone is to provide a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. 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.

Staff reviewed the rezone criteria and recommends that a higher density zoning designation is warranted. In its review, staff concluded that an R-24 zoning designation is appropriate for the subject property. Staff's analysis is reflected below:

Rezone criteria

REZONE CRITERIA 1: Is the rezone consistent with the Comprehensive Plan?

3. The rezone complies with the following Comprehensive Plan Goals and Policies:

Land Use

- Land Use Element Goal I - Ensure 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 - Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.
- LU14 – The High Density Residential designation creates a transition between high intensity uses (I-5 freeway) to lower intensity residential uses.

Housing Goals

- H30 – Encourage, assist and support social and health service organizations that offer housing programs for people with special needs.
- H31 – Support the development of emergency, transitional, and permanent supportive housing with appropriate services for persons with special needs throughout the City.

Streams and Water Resources

- LU 111 – Native vegetation should be preserved, or replanted.
- LU 113 – Encourage the use of native and low maintenance vegetation to provide secondary habitat.

Transportation

- T27 – Place a high priority on sidewalk projects

- T35 – Require all commercial, multi-family and residential short and log plat developments to provide for sidewalks.

The R-24 rezone proposal is consistent with all of the above Comprehensive Plan Land Use Element Goals and Policies because more intense residential zoning is consistent with the High Density Residential designation and would act as a transition between the high intensity transportation corridor (I-5 freeway) and lower density residential uses to the west.

An R-24 zone would allow greater development intensity than the current zoning and be compatible with the already existing R-24 zoned parcel directly north of this site. The current R-12 zoning category is consistent with the High Density Residential designation; however, in recent rezone recommendations, the Commission concluded that the R-24 zoning designation could also be an appropriate transition between high intensity uses and low density single-family homes.

R-24 provides a better transition than an R-12 zoning designation for the transition between Interstate 5 to the east and low-density single-family residential to the west across 1st Avenue NE. In addition, R-24 zoning exists directly to the north. This section of 1st Avenue NE is classified as a local street and should reflect densities that are appropriate for these types of street sections. It is Staff's position that an R-24 zoning designation is an appropriate density for a local street.

The difference in unit count between R-12 and R-24 is 38. 76 units are allowed in the R-24 zone and 38 units are allowed in the current R-12 zoning category. Since the development standards for R-12 and R-24 are similar, the major impact will be the additional traffic generated by potential units.

Although rezone approval cannot mandate specific future development requirements, the current property owner/applicant has not indicated a desire to build residential units on this property. The applicant wants to change the use of the existing property from a church to a family resource center. An R-24 zoning will allow the applicant more uses than the existing R-12 zoning (primarily an overnight respite care use).

Rezoning the parcel to R-24 is consistent with the Comprehensive Plan as is accord with the High Density Residential designation on the property and is supported by land use, housing, transportation and community design/transition goals of the Comprehensive Plan.

REZONE CRITERIA 2: Will the rezone adversely affect the public health, safety or general welfare?

4. Staff believes the rezone and associated future development will not adversely affect the neighborhoods general welfare. A rezone to R-24 will result in an

effective transition from the intense I-5 corridor to low density residential uses that exist to the west.

5. New development requires improvements to access and circulation through curb and gutters, sidewalks and street frontage landscaping. Allowing this rezone will improves public health, safety and general welfare by adding needed sidewalks in an area where there are none.

In addition, mitigation measures proposed by the Watershed Company (**Attachment 6**) will improve the health of the Thornton Creek stream and buffer area that lies on the applicant's property.

Though the rezone cannot be conditioned, in reviewing a building permit, staff would refer to the rezone MDNS to determine appropriate mitigation.

REZONE CRITERIA 3: Is the rezone warranted in order to achieve consistency with the Comprehensive Plan?

6. R-12 and R-24 (proposed) zoning maintains consistency with the High Density Residential designation in the Comprehensive Plan. However, staff's review of the Plan's policies for additional direction has led staff to conclude that the Comprehensive Plan envisions a transition from high intensity uses (I-5 freeway) to lower densities and less intense land uses as you transition to the west. The proposal for R-24 meets this long term vision for the area as higher residential densities are expected within this transitioning area (new Aegis facility to the north).

REZONE CRITERIA 4: Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone?

After reviewing the information submitted by the applicant, staff concludes that the proposed rezone will not have a negative impact to the existing single-family properties in terms of use, traffic, parking or impact to critical areas.

7. The applicant submitted a traffic assessment evaluating traffic impacts at the applicant's family resource center at Queen Anne. It is shown that the facility has not had an impact on residential uses in the area. If the applicant's proposed use was never realized and residential units were to be constructed in the future, an additional traffic study would be required.

8. The applicant has an abundance of parking on-site. The potential change of use on the site will generate less parking demand than the existing church. Some of the community concerns had to do with overflow parking from the recently constructed Aegis senior homes. The subject parcel has more than enough parking and could be possibly used to alleviate parking demand of other uses in the area.
9. An increase in additional units envisioned by an R-24 zoning designation is not detrimental to the property in the vicinity because appropriate

infrastructure is in place, and will provide a reasonable transition between the I-5 freeway and the existing low density residential uses to the west of this site. New development will provide amenities such as curb, gutter, and sidewalk improvements.

A MDNS has been issued, and with proposed mitigation measures in place, no environmental issues remain.

REZONE CRITERIA #5: Will the rezone have merit and value for the community?

Staff has reviewed the applicant's materials and believes that the issues raised during the neighborhood meeting have been adequately addressed.

- By rezoning the parcel, the Commission will be implementing the vision that has been adopted in the Comprehensive Plan;
- Parking and traffic issues have been analyzed –An abundance of parking exists on the subject parcel and traffic impacts can be handled by the existing infrastructure.
- This rezone will encourage the reuse of an underutilized parcel. The use will also be a community asset.
- Appropriate transition requirements, specifically density, are being employed to address proximity to intense uses to low-density single-family uses to the west.

RECOMMENDATION

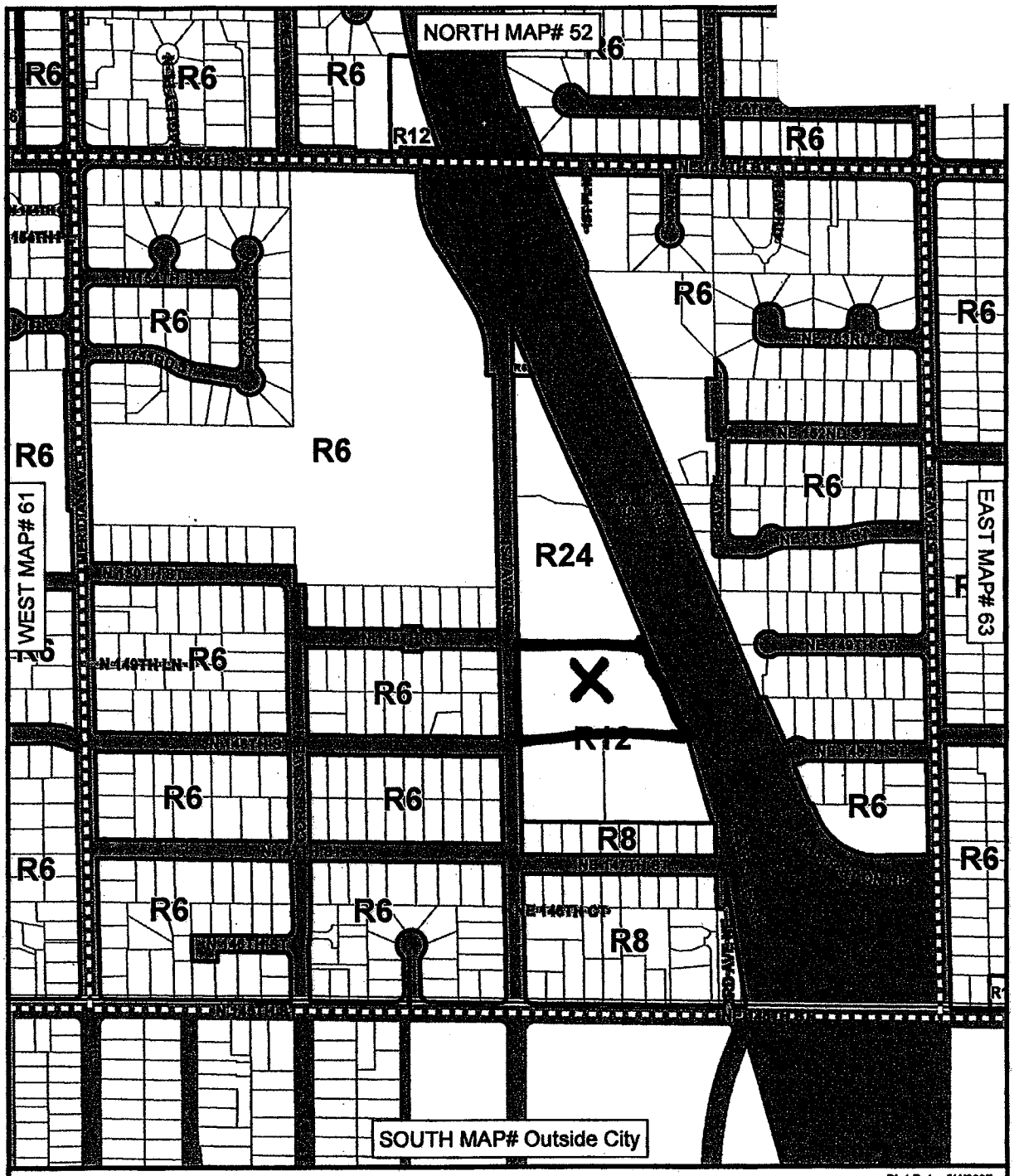
The Planning Commission recommends that the City Council approve a rezone of one parcels at 14800 1st Avenue NE, Shoreline, WA 98155 from R-12 to R-24.

Date: _____

By: _____
Planning Commission Chair

ATTACHMENTS

Attachment 1 - Comprehensive Plan Map
Attachment 2 - Zoning Map
Attachment 3 - Neighborhood Meeting Notes
Attachment 4 – Public Comment Letters
Attachment 5- Mitigated Determination of Non-Significance
Attachment 6 – Watershed Company Letter



Plot Date: 5/4/2007

CITY OF SHORELINE ZONING MAP

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 Title Lines
- City Boundary
- Unclassified ROW
- Parcel Line

SW1/4-S17-T26N-R4 E

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36	37	38	39	40	41	42	43	44	
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57	58	59	60	61	62	63	64	65	

MAP # 62

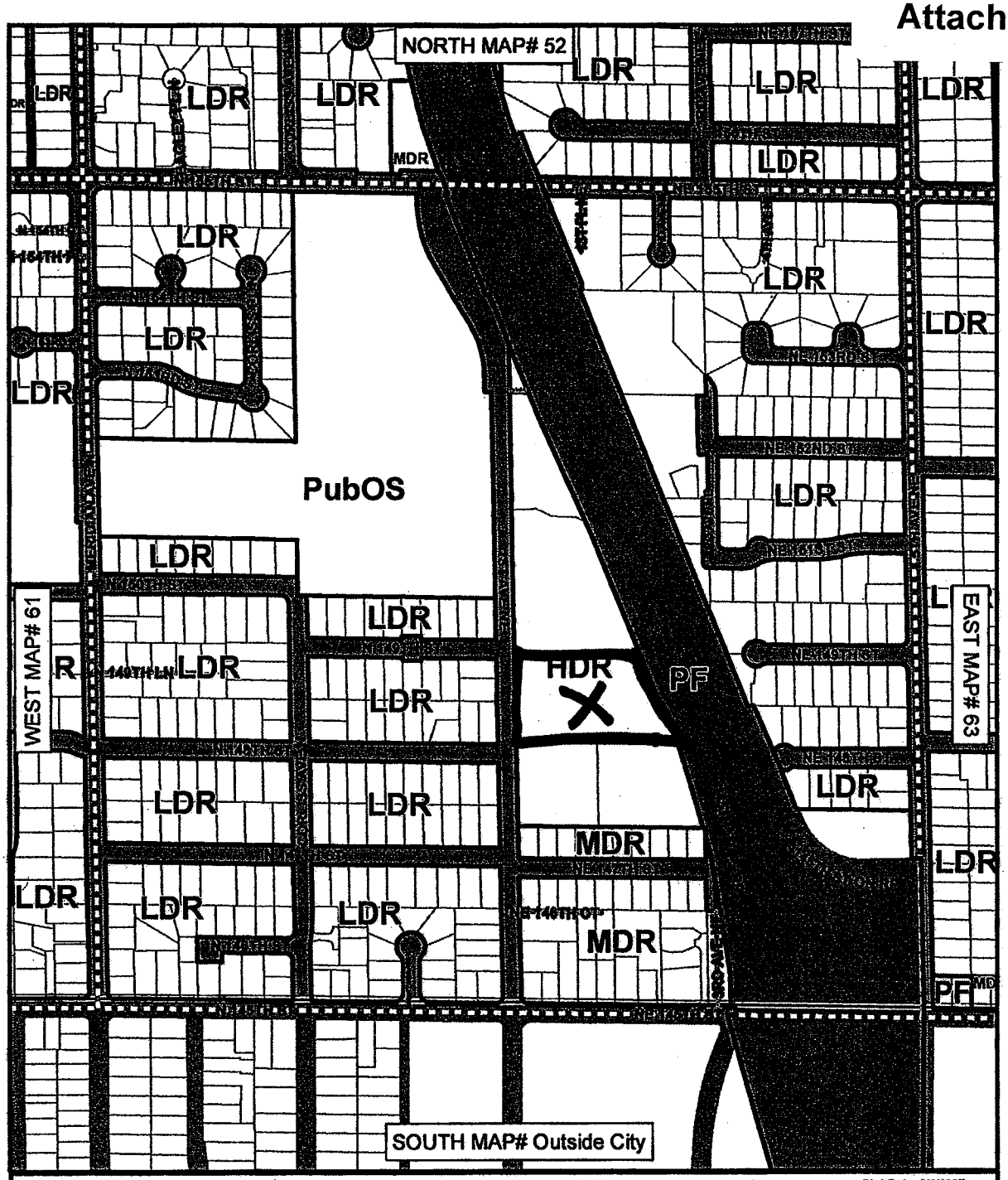
1:3,600

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.

CITY OF SHORELINE



CITY OF SHORELINE COMPREHENSIVE PLAN LAND USE MAP

Plot Date: 2/6/2007

Land Use Designation Legend

BaSSA	Ballinager 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		

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57	58	59	60	61		63	64		

MAP # 62

1:3,600

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Feature Legend

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

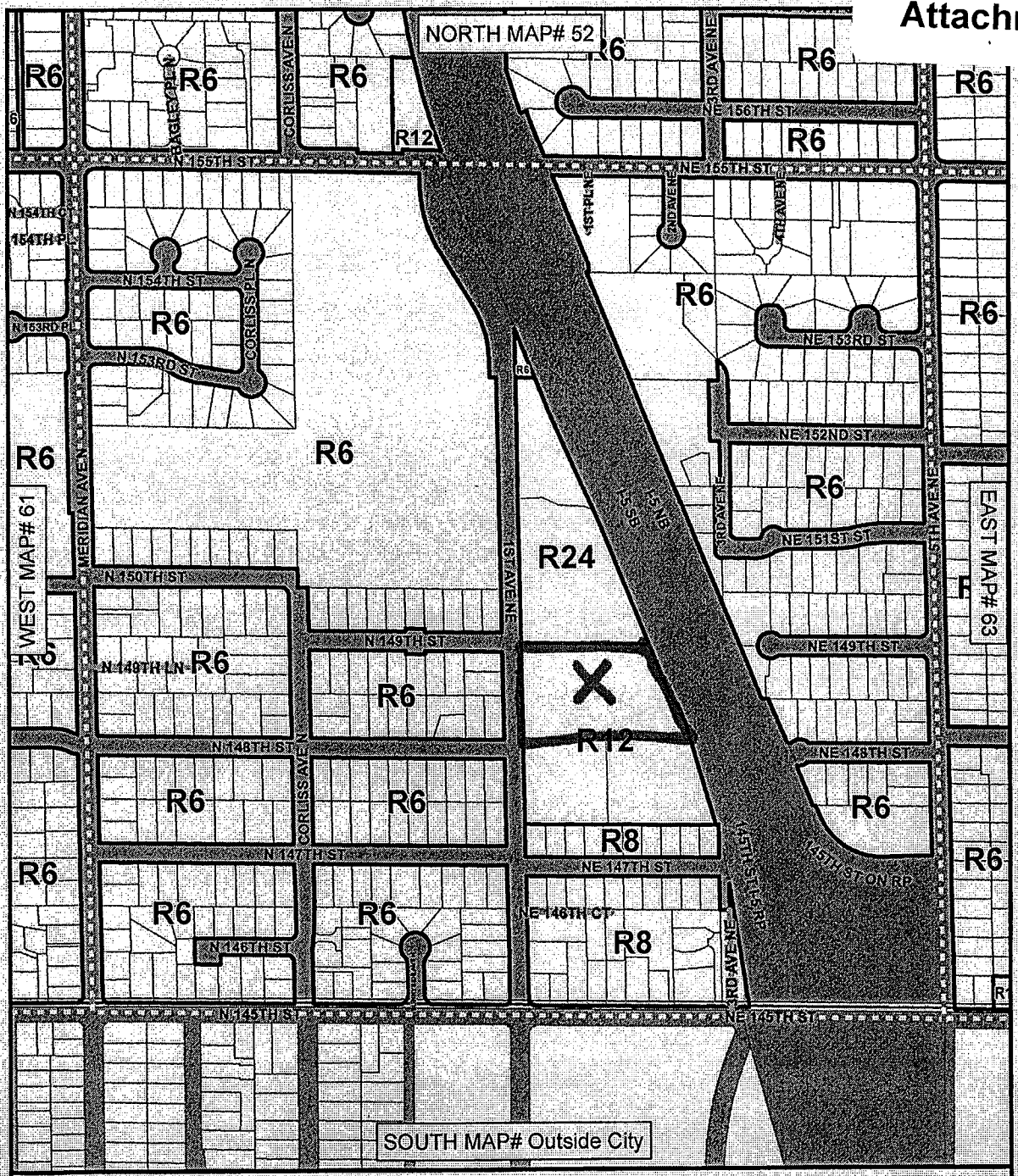
No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Representation of official Comprehensive Plan land use map adopted by City Ordinance No. 292. Shows amendments through June 21, 2005.

CITY OF SHORELINE

SW1/4-S17-T26N-R4 E

Attachment C



Plot Date: 6/4/2007

CITY OF SHORELINE ZONING MAP

Zoning Legend

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SW1/4-S17-T26N-R4 E

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	47	48	49	50	51	52	53	54	55
	57	58	59	60	61	62	63	64	65

MAP # 62

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.

CITY OF SHORELINE

NORTHWEST CENTER

Making a difference through quality service.

7272 W. Marginal Way S. ◆ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ◆ Fax: 206-286-2300
E-mail: service@nwcenter.org

Dear Neighbor:

You are invited to a meeting where we will present our plans for a proposed development at 14800 1st Avenue NE, Shoreline, WA 98155. At this meeting we will discuss the specific details and solicit comments on the proposal from the neighborhood.

Meeting Information:

Date: Thursday, March 6th, 2008

Time: 7:00pm

Location of Meeting: Fireplace room at the Shoreline Christian Church located at 14800 1st Avenue NE, Shoreline, WA 98155.

Proposal: Northwest Center, the largest organization providing services to children and adults with disabilities in the State of Washington, proposes opening and operating a Family Resource Center at the stated property address above. The current 18,000 square foot structure on site will be renovated to accommodate the various programs. An addition up to 24,000 square feet may be added to the existing structure as well. Current zoning on the site is R-12. To ensure its ability to operate the intended programs, Northwest Center is requesting a zoning change to R-24 and/or a conditional use permit to operate the various programs. Details regarding the specific programs and services to be operated on the property will be discussed in detail at the neighborhood meeting.

If you have any questions prior to the meeting, please feel free to contact our project manager, Todd Sucee, at 206-285-9140.

We look forward to seeing you on March 6th.

Sincerely,

David Wunderlin
President/CEO, Northwest Center

THAT PORTION OF THE SE 1/4, SW 1/4, SECTION 17 TOWNSHIP 26 NORTH, RANGE 04 EAST, W.M.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
N
1ST AVENUE, N.E.
GREEN LAKE FIVE ACRE TRACTS
BLOCK 3
TO THE CITY OF SEATTLE
VOL. 11, PG. 76
LEGAL DESCRIPTION:
NOTES:
LEGEND:
SURVEYOR'S CERTIFICATE
SITE ADDRESS:
JAMES D. CROMES
CROMES & ASSOC.
LAND SURVEYORS
AW CENTER
LOT SURVEY
AS-BUILT SURVEY
KING COUNTY
WASHINGTON
Revisions
Drawing Date January 29, 2009
Scale 1" = 20'
Surveyed 01-16-09
Drawn JDC
Checked JDC
Filename W0626-01-LOT.DWG
SHEET
1 of 1
THAT PORTION OF THE SE 1/4, SW 1/4, SECTION 17 TOWNSHIP 26 NORTH, RANGE 04 EAST, W.M.

First Name	Last Name	Mail Address	Mail City	Mail State	Mail Zip	Site Address	Site City	Site ST	Site Zip	Parcel #
Planning and Development Services		17545 Midvale Ave N	Shoreline	WA	98134					N/A
Dick	Nicholson	15811 11th Ave NE	Shoreline	WA	98155	Neighborhood Chair, Ridgecrest				
Shoreline Unitarian Church		14724 1ST AVE NE	Shoreline	WA	98155	14724 1ST AVE NE	Shoreline	WA	98155	2881700342
Phillippi Prespbyterian Chuch		14734 1ST AVE NE	Shoreline	WA	98155	14734 1ST AVE NE	Shoreline	WA	98155	2881700343
HCP SHORE LLC	C/O Deloitte ATTN HCPI	2235 Faraday Ave, Suite O	Carlsbad	CA	92008	14900 1ST AVE NE	Shoreline	WA	98155	2881700330
HCP SHORE LLC	C/O Deloitte ATTN HCPI	2235 Faraday Ave, Suite O	Carlsbad	CA	92009	15100 1ST AVE NE	Shoreline	WA	98155	2881700313
City of Shoreline		17544 Midvale Ave N	Shoreline	WA	98133	2341 N 155TH ST	Shoreline	WA	98155	2881700590
King County	500 KC ADMIN BLDG	500 4TH AVE	Seattle	WA	98104	14701 5TH AVE NE	Shoreline	WA	98155	2881700390
Abeal	Temno	327 NE 148TH ST	Shoreline	WA	98155	327 NE 148TH ST	Shoreline	WA	98155	8680300045
Byron N & Ana	Argueta	333 NE 148TH ST	Shoreline	WA	98155	333 NE 148TH ST	Shoreline	WA	98155	8680300050
Russell	Thomas	339 NE 148TH ST	Shoreline	WA	98155	339 NE 148TH ST	Shoreline	WA	98155	8680300055
Gilbert K & Dujardin	Cupat	345 NE 148TH ST	Shoreline	WA	98155	345 NE 148TH ST	Shoreline	WA	98155	8680300060
Clifford R & Tonja S	Hearne	316 NE 148TH ST	Shoreline	WA	98155	316 NE 148TH ST	Shoreline	WA	98155	8680300020
Dorothy Ann	McReynolds	324 NE 148TH ST	Shoreline	WA	98155	324 NE 148TH ST	Shoreline	WA	98155	8680300025
Jerry L & Carol L	Rice	330 NE 148TH ST	Shoreline	WA	98155	330 NE 148TH ST	Shoreline	WA	98155	8680300030
Richard A & Pamela M	Rozum	336 NE 148TH ST	Shoreline	WA	98155	336 NE 148TH ST	Shoreline	WA	98155	8680300035
Sayed El	Anany	342 NE 148TH ST	Shoreline	WA	98155	342 NE 148TH ST	Shoreline	WA	98155	8680300020
Chin Ki & Young Ryeong	Yi	305 NE 149TH ST	Shoreline	WA	98155	305 NE 149TH ST	Shoreline	WA	98155	2004100052
Fred / George	Zeufeldt	9712 19TH AVE NE	Seattle	WA	98115	309 NE 149TH ST	Shoreline	WA	98155	2004100050
Priscilla	Latorre	321 NE 149TH ST	Shoreline	WA	98155	321 NE 149TH ST	Shoreline	WA	98155	2004100055
Luis P & Eve P	Abad	327 NE 149TH ST	Shoreline	WA	98155	327 NE 149TH ST	Shoreline	WA	98155	2004100060
Phan	Quach	333 NE 149TH ST	Shoreline	WA	98155	333 NE 149TH ST	Shoreline	WA	98155	2004100055
Carole	McDaniel	339 NE 149TH ST	Shoreline	WA	98155	339 NE 149TH ST	Shoreline	WA	98155	2004100075
David H & Danika L	Pletcher	345 NE 149TH ST	Shoreline	WA	98155	345 NE 149TH ST	Shoreline	WA	98155	2004100080
Charlene	Hughes	308 NE 149TH ST	Shoreline	WA	98155	308 NE 149TH ST	Shoreline	WA	98155	2004100045
Brian E & Robbin C	Kreger	314 NE 149TH ST	Shoreline	WA	98155	314 NE 149TH ST	Shoreline	WA	98155	2004100040
Rand	Young	320 NE 149TH ST	Shoreline	WA	98155	320 NE 149TH ST	Shoreline	WA	98155	2004100035
Rose	Sterling	326 NE 149TH ST	Shoreline	WA	98155	326 NE 149TH ST	Shoreline	WA	98155	2004100030
Kittt & Chunprase	Tasanasanta	332 NE 149TH ST	Shoreline	WA	98155	332 NE 149TH ST	Shoreline	WA	98155	2004100025
James F & Denice F	Kinnear	338 NE 149TH ST	Shoreline	WA	98155	338 NE 149TH ST	Shoreline	WA	98155	2004100020
Antonia & Elizabeth	Diaz	301 NE 151ST ST	Shoreline	WA	98155	301 NE 151ST ST	Shoreline	WA	98155	3222200030
Zaid Khalil	Atieh	307 NE 151ST ST	Shoreline	WA	98155	307 NE 151ST ST	Shoreline	WA	98155	3222200040
G	Stevens	313 NE 151ST ST	Shoreline	WA	98155	313 NE 151ST ST	Shoreline	WA	98155	3222200050
Efren M & Maria A	Ramos	321 NE 151ST ST	Shoreline	WA	98155	321 NE 151ST ST	Shoreline	WA	98155	8022900040
Gerico Q & Marissa	Lumansoc	327 NE 151ST ST	Shoreline	WA	98155	327 NE 151ST ST	Shoreline	WA	98155	8022900041
Rona J	Hyde	306 NE 151ST ST	Shoreline	WA	98155	306 NE 151ST ST	Shoreline	WA	98155	3222200020
Robby Kim Ho & Marietta	Liem	19010 12TH PL NW	Shoreline	WA	98177	316 NE 151ST ST	Shoreline	WA	98155	8022900035
G S	Iwasaki	15112 3RD AVE NE	Shoreline	WA	98155	15112 3RD AVE NE	Shoreline	WA	98155	3222200010
Michael	Zapareski	15101 3RD AVE NE	Shoreline	WA	98155	15101 3RD AVE NE	Shoreline	WA	98155	2881700323
Marietta	Morales	15117 3RD AVE NE	Shoreline	WA	98155	15117 3RD AVE NE	Shoreline	WA	98155	2881700321
Benjamin	Castro	15109 3RD AVE NE	Shoreline	WA	98155	15109 3RD AVE NE	Shoreline	WA	98155	2881700322
Glenn	Tinned	15121 3RD AVE NE	Shoreline	WA	98155	15121 3RD AVE NE	Shoreline	WA	98155	2881700311
Seattle Resurrection	Fellowship Church of God	18712 52ND AVE W	Lynnwood	WA	98037	225 NE 152ND ST	Shoreline	WA	98155	2881700310
Monterey LLC		PO BOX 55134	Seattle	WA	98155	305 NE 152ND ST	Shoreline	WA	98155	2634500050
Henry Jr	Patrick Boyce	311 NE 152ND ST	Shoreline	WA	98155	311 NE 152ND ST	Shoreline	WA	98155	2634500045
David K	Moody	2356 N 149TH ST	Shoreline	WA	98133	2356 N 149TH ST	Shoreline	WA	98133	2881700586
Gene D	Bowlby	2350 N 149TH ST	Shoreline	WA	98133	2350 N 149TH ST	Shoreline	WA	98133	2881700528

Duc Thanh Et Al	Nguyen	2344 N 149TH ST	Shoreline	WA	98133	2344 N 149TH ST	Shoreline	WA	98133	2881700588
W W	Mason	2338 N 149TH ST	Shoreline	WA	98133	2338 N 149TH ST	Shoreline	WA	98133	2881700587
Ellen M	Cox	2332 N 149TH ST	Shoreline	WA	98133	2332 N 149TH ST	Shoreline	WA	98133	1803900030
Mark S & Marilyn	Mascarinas	2326 N 149TH ST	Shoreline	WA	98133	2326 N 149TH ST	Shoreline	WA	98133	1803900025
William H	Cass	2320 N 149TH ST	Shoreline	WA	98133	2320 N 149TH ST	Shoreline	WA	98133	1803900020
Theodore M & Viola P	Hudson	2314 N 149TH ST	Shoreline	WA	98133	2314 N 149TH ST	Shoreline	WA	98133	1803900015
Leeland	Artra	2308 N 149TH ST	Shoreline	WA	98133	2308 N 149TH ST	Shoreline	WA	98133	1803900010
Steven K JR	Domonkos	2302 N 149TH ST	Shoreline	WA	98133	2302 N 149TH ST	Shoreline	WA	98133	1803900005
Barbara Ann & Kennet	Anderson	2303 N 149TH ST	Shoreline	WA	98133	2303 N 149TH ST	Shoreline	WA	98133	1803900035
Warren B & Shellie	Anderson	2309 N 149TH ST	Shoreline	WA	98133	2309 N 149TH ST	Shoreline	WA	98133	1803900040
Robert C	Snider	2315 N 149TH ST	Shoreline	WA	98133	2315 N 149TH ST	Shoreline	WA	98133	1803900045
Jared & Davidson	Lundell	2321 N 149TH ST	Shoreline	WA	98133	2321 N 149TH ST	Shoreline	WA	98133	1803900050
Shawn E & Becky H	Nicholas	2327 N 149TH ST	Shoreline	WA	98133	2327 N 149TH ST	Shoreline	WA	98133	1803900055
Lanny O & Diane L	Kimmel	2333 N 149TH ST	Shoreline	WA	98133	2333 N 149TH ST	Shoreline	WA	98133	1803900060
Larry A	Schmidt	2339 N 149TH ST	Shoreline	WA	98133	2339 N 149TH ST	Shoreline	WA	98133	1881700583
MR & MRS Melvin M	Miller	2345 N 149TH ST	Shoreline	WA	98133	2345 N 149TH ST	Shoreline	WA	98133	2881700584
Elmer & Lily	Gipaya	3523 167TH PL SW	Lynnwood	WA	98037	14827 1ST AVE NE	Shoreline	WA	98155	2881700580
Mark A & Karen L	Lund	14821 1st AVE NE	Shoreline	WA	98155	14821 1st AVE NE	Shoreline	WA	98155	2881700585
Marina	Dzhamilova	2354 N 148TH ST	Shoreline	WA	98133	2354 N 148TH ST	Shoreline	WA	98133	2881700570
Halying & Lu Tong	Li	2350 N 148TH ST	Shoreline	WA	98133	2350 N 148TH ST	Shoreline	WA	98133	2881700572
Leonid V	Kalagin	3900 80TH ST	Marysville	WA	98270	2348 N 148TH ST	Shoreline	WA	98133	2881709571
Sharman D	Loomis	2340 N 148TH ST	Shoreline	WA	98133	2340 N 148TH ST	Shoreline	WA	98133	2881700573
Thomas G & McNeill	Paulson	2336 N 148TH ST	Shoreline	WA	98133	2336 N 148TH ST	Shoreline	WA	98133	1803900065
Kevin	Kinsella	2330 N 148TH ST	Shoreline	WA	98133	2330 N 148TH ST	Shoreline	WA	98133	1803900070
Armin W	Gerdes	2324 N 148TH ST	Shoreline	WA	98133	2324 N 148TH ST	Shoreline	WA	98133	1803900075
Brian A	Dunnett	2318 N 148TH ST	Shoreline	WA	98133	2318 N 148TH ST	Shoreline	WA	98133	1803900080
Charlene	Loback	14810 Corliss AVE N	Shoreline	WA	98133	14810 Corliss Ave N	Shoreline	WA	98133	1803900085
James C	Conuel	14804 Corliss AVE N	Shoreline	WA	98133	14804 Corliss AVE N	Shoreline	WA	98133	1803900090
C M	Bertiaux	2305 N 148TH ST	Shoreline	WA	98133	2305 N 148TH ST	Shoreline	WA	98133	0266100005
John G & Marion	Fahey	2311 N 148TH ST	Shoreline	WA	98133	2311 N 148TH ST	Shoreline	WA	98133	0266100010
Kurt	Browarzick	2317 N 148TH ST	Shoreline	WA	98133	2317 N 148TH ST	Shoreline	WA	98133	0266100015
Anna	Barsok	2323 N 148TH ST	Shoreline	WA	98133	2323 N 148TH ST	Shoreline	WA	98133	0266100020
Tanya & Monty	McDaniel	2333 N 148TH ST	Shoreline	WA	98133	2333 N 148TH ST	Shoreline	WA	98133	0266170025
Linda K	Bender	2337 N 148TH ST	Shoreline	WA	98133	2337 N 148TH ST	Shoreline	WA	98133	0266100030
Li Hu	Man-Erh	2339 N 148TH ST	Shoreline	WA	98133	2339 N 148TH ST	Shoreline	WA	98133	0266100035
Ian M	Gillis	2345 N 148TH ST	Shoreline	WA	98133	2345 N 148TH ST	Shoreline	WA	98133	0266100040
James	Piper	2351 N 148TH ST	Shoreline	WA	98133	2351 N 148TH ST	Shoreline	WA	98133	0266100045
Julia	Elster	13424 45TH CT W	Mukilteo	WA	98275	14721 1ST AVE NE	Shoreline	WA	98133	0266100050
Margaret V	Haugen	2358 N 147TH ST	Shoreline	WA	98133	2358 N 147TH ST	Shoreline	WA	98133	4292300055
Stephen H & Linda Kay	Condit	2352 N 147TH ST	Shoreline	WA	98133	2352 N 147TH ST	Shoreline	WA	98133	4292300060
Leonard A	Back	2344 N 147TH ST	Shoreline	WA	98133	2344 N 147TH ST	Shoreline	WA	98133	4292300065
R L	Oswald	2338 N 147TH ST	Shoreline	WA	98133	2338 N 147TH ST	Shoreline	WA	98133	4292300070
Ghassan F	Sabboubeh	2332 N 147TH ST	Shoreline	WA	98133	2332 N 147TH ST	Shoreline	WA	98133	4292300075
Lillian K	Treloggen	2326 N 147TH ST	Shoreline	WA	98133	2326 N 147TH ST	Shoreline	WA	98133	4292300080
Mark	Zwahlen	2320 N 147TH ST	Shoreline	WA	98133	2320 N 147TH ST	Shoreline	WA	98133	4292300085
Robin J & Bolton	Lombard	2316 N 147TH ST	Shoreline	WA	98133	2316 N 147TH ST	Shoreline	WA	98133	4292300090
Scott C & Michelle L	Kindall	2310 N 147TH ST	Shoreline	WA	98133	2310 N 147TH ST	Shoreline	WA	98133	4292300095
Ron	Horne	2300 N 147TH ST	Shoreline	WA	98133	2300 N 147TH ST	Shoreline	WA	98133	4292300100

Harry C	Solheim	2327 N 147TH ST	Shoreline	WA	98133	2327 N 147TH ST	Shoreline	WA	98133	4292300024
Rose Marie	Vasquez	2335 N 147TH ST	Shoreline	WA	98133	2335 N 147TH ST	Shoreline	WA	98133	4292300029
Ben & Kathryn	Schielke	2343 N 147TH ST	Shoreline	WA	98133	2343 N 147TH ST	Shoreline	WA	98133	4292300034
Yoshiko	Saheki	2349 N 147TH ST	Shoreline	WA	98133	2349 N 147TH ST	Shoreline	WA	98133	4292300038
Issa & Violet	Harb	22505 60TH AVE W	Mountlake Terrace	WA	98043	2355 N 147TH ST	Shoreline	WA	98133	4292300040
Nicholas F	Aldrich	5518 168TH PL SW	Lynnwood	WA	98037	104 NE 147TH ST	Shoreline	WA	98155	4408100005
James E & Billie J	Huffman	110 NE 147TH ST	Shoreline	WA	98155	110 NE 147TH ST	Shoreline	WA	98155	4408100010
Joseph	De Bartolo	116 NE 147TH ST	Shoreline	WA	98155	116 NE 147TH ST	Shoreline	WA	98155	4408100015
N Lynn	Sears	122 NE 147TH ST	Shoreline	WA	98155	122 NE 147TH ST	Shoreline	WA	98155	4408100020
David L & Tracy L	Delorm	128 NE 147TH ST	Shoreline	WA	98155	128 NE 147TH ST	Shoreline	WA	98155	4408100025
Justin L & Jamie R	Lafranchi	134 NE 147TH ST	Shoreline	WA	98155	134 NE 147TH ST	Shoreline	WA	98155	4408100030
Robert C	Geiger	140 NE 147TH ST	Shoreline	WA	98155	140 NE 147TH ST	Shoreline	WA	98155	4408100035
James O & Leslie I	Crane	146 NE 147TH ST	Shoreline	WA	98155	146 NE 147TH ST	Shoreline	WA	98155	4408100040
Chero L & Beatrice	Williamson	152 NE 147TH ST	Shoreline	WA	98155	152 NE 147TH ST	Shoreline	WA	98155	4408100045
Lorena Taylor	Miles	158 NE 147TH ST	Shoreline	WA	98155	158 NE 147TH ST	Shoreline	WA	98155	4408100050
Omar Macias	Lopez	157 NE 147TH ST	Shoreline	WA	98155	157 NE 147TH ST	Shoreline	WA	98155	4408100055
Colleen R & Gould	Halvorson	151 NE 147TH ST	Shoreline	WA	98155	151 NE 147TH ST	Shoreline	WA	98155	4408100060
David A	McHargue	145 NE 147TH ST	Shoreline	WA	98155	145 NE 147TH ST	Shoreline	WA	98155	4408100065
Troy M & Kathryn Rae	Carter	139 NE 147TH ST	Shoreline	WA	98155	139 NE 147TH ST	Shoreline	WA	98155	4408100070
Joleen	Lemmon	133 NE 147TH ST	Shoreline	WA	98155	133 NE 147TH ST	Shoreline	WA	98155	4408100075
Jessica L & Goodman	Myers	127 NE 147TH ST	Shoreline	WA	98155	127 NE 147TH ST	Shoreline	WA	98155	4408100080
Richard Brian	Franklin	121 NE 147TH ST	Shoreline	WA	98155	121 NE 147TH ST	Shoreline	WA	98155	4408100085
Josefa C	Tan	155 NE 147TH ST	Shoreline	WA	98155	155 NE 147TH ST	Shoreline	WA	98155	4408100090
Christopher	Small	421 Ave "Q"	Snohomish	WA	98290	109 NE 147TH ST	Shoreline	WA	98155	4408100095
Ton N	Nguyen	103 NE 147TH ST	Shoreline	WA	98133	103 NE 147TH ST	Shoreline	WA	98133	4408100100

NORTHWEST CENTER

Making a difference through quality service.

7272 W. Marginal Way S. ◆ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ◆ Fax: 206-286-2300
E-mail: service@nwcenter.org

Agenda
Shoreline Neighborhood Meeting

Thursday, March 6, 2008
7:00 p.m.

Purpose: To discuss proposed zoning change at 14800 1st Avenue NE, Shoreline, WA
(A description of the proposed project is provided along with the agenda)

I. Introduction of Northwest Center Representatives - *Tom Everill, NWC Board President*

II. Background information on Northwest Center - *David Wunderlin, NWC President/CEO*

III. Project Description - Phase I - *Jane Dobrovolny, NWC Child Development Program*

IV. Project Description - Phase II - *David Wunderlin, NWC President/CEO*

V. Comments from community members - *Tom Everill, NWC Board President*

- i) We will consider the meeting attendees' comments and use them when making decisions relating to the purchase of the property and our proposed programs
- ii) Suggestions from the meeting attendees will be documented and we will submit a written response to the City on how we intend to address the concerns.
- iii) The City will mail Northwest Center's written response to meeting attendees.
- iv) We encourage residents to communicate with us after the meeting as well. Our goal is to bring programs that meet the needs of the residents of the Shoreline community, and we appreciate any input that will help us meet that goal.

VI. Question and Answer Session - *Tom Everill, NWC Board President*

VII. Adjourn

⇒ Comments about this project can be sent directly to the City of Shoreline Planning Department at:

Planning & Development Services,
17544 Midvale Avenue N
Shoreline, WA 98133-4921
206.546.8761

⇒ If you have additional questions or comments for Northwest Center, please feel free to contact our Project Manager, Todd Sucee at 206.285.9140.

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Seattle, Washington 98108
Phone: 206-285-9140 ◆ Fax: 206-286-2300
E-mail: service@nwcenter.org

Statement of Use: Northwest Center, a nonprofit organization that provides educational and rehabilitation services to children and adults with disabilities, proposes opening and operating a Family Resource Center in Shoreline at 14800 1st Avenue NE.

For more than forty years, Northwest Center's mission has been to "promote the growth, development and independence of individuals with disabilities through programs of education, rehabilitation and work opportunity." As the largest organization in Washington that provides services to individuals with disabilities, our groundbreaking programs and services have helped transform lives and influence change across the nation. Our program was founded in 1965 by parents who refused to institutionalize their children with developmental disabilities or accept the prevailing notion that their children could not be taught. They banded together to form Northwest Center, hired their own teachers to develop education programs targeted to the needs of their children, and found that their children could indeed learn.

Northwest Center's Child Development Program was one of the first in the nation to integrate children with delays or disabilities with their typically developing peers in a classroom setting, allowing them to learn and grow together. We believe that this environment (60% typically developing children and 40% with delays and/or disabilities) helps children develop through modeling the behaviors of their peers, increasing their opportunities to learn and forming positive attitudes toward all people, regardless of their level of ability.

To meet the needs of the community, we would create a Family Resource Center by renovating the existing 18,000 square foot structure and add an addition up to 24,000 square feet. This renovation would allow us to implement the intended programs at the Family Resource Center. The addition would be two stories with a total height not exceeding 35 feet, and create a footprint of approximately 12,000 square feet. The amount of impervious surface on the site is approximately 42% and with the addition and covered play area, the amount of impervious surface would increase to approximately 53%. Hours of operation would generally be 7:00am to 6:00pm Monday through Friday. Staff may arrive up to an hour early and leave an hour later with the total number of staff ranging from 30 to 40 individuals.

Because the current R-12 zoning could limit our ability to operate the intended programs, we are requesting a zoning change to R-24. With the zoning change and support from the Shoreline community, this significant investment in the community will be realized. We believe the proposed programs, listed below, would be a positive addition to the community.

Phase One of our new Family Resource Center will service as many as 150 children and includes:

- Full-Day Early Education Programs: Northwest Center's ten classrooms would be able to accommodate 108 children from six weeks of age to kindergarten entrance. Our programs are inclusive, with both typically developing children and children with delays and disabilities.

- Before/After-School Program and Summer Camp: After-school hours are a critical time for youth particularly so for children with disabilities. We provide a home-like base for kids from kindergarten through age 12. Our program focuses on improved academic achievement coupled with activities that help relieve the stresses on today's working families. Our goal is to accommodate 25 to 40 children with and without disabilities in an inclusive environment.
- Early Intervention Services (birth to three): We will provide speech, physical and occupational therapy services for up to thirty families, as well as special education in the child's natural environment, which may include our classrooms, other early learning programs, the family home, or other community locations. We anticipate collaborating with Wonderland, an existing birth-to-three program in Shoreline. Our goal would be to accommodate up to 30 children.
- Family Enrichment Program: Our program connects parents with other parents to share ideas about the joys and challenges of raising children, and includes Hanen speech therapy training, parenting classes, socialization opportunities and support groups. Thirty-five families take part in our program, which meets both weekly and monthly and is open to the community.
- Family Resource Program: A room will be set aside for families to relax, meet other families and access a trained coordinator able to assist in connecting with information, resources and other programs. Computer availability, a lending book library, and a lending toy library are possibilities.

Phase Two of our new Family Resource Center may include:

- Teen Program: We would provide after-school and summer "camp" programs for kids from age 13 – 21, which may include vocational training, personal care training and mentoring by typically developing peers. This program would serve up to twenty teens with disabilities who require more involved care after school, when their families are working
- Family Respite Care: Respite provides temporary care so an individual's primary caregiver can take a break and recharge their batteries. Respite care may be either a daytime program and/or an overnight program. The overnight program would be for adults with disabilities.
- Independent Living Facilities: We would provide a small number of apartment units with supervision for adults with disabilities and their families who could not otherwise live on their own.
- Community Playground: We would have ADA accessible playground for community use during evenings and weekends.
- Community Spaces: We would have the gym, meeting rooms, and kitchen for community use during weekends and evenings.
- Adult Vocational Training: We would provide office space and training rooms for up to ten adults and their job coaches to conduct vocational training and job placement services for community-based employment.

Basis for our zoning change request:

To support both present and future community needs, we want to make sure we are able to implement the programs planned for Phase Two. We are requesting an R-24 designation on the property so we can provide programs that are essential to meet future community needs. Due to the long lead-time (two to five years), a conditional use permit, which expires after two years, would not guarantee that we could run Phase Two programs which we believe are essential to the provide vital services to the community.

An R-24 designation would allow us to operate daytime family respite care, a teen program, and a small number of apartment units for adults with disabilities including their families; a conditional use permit may be required for additional programs. However, the most needed service, overnight respite care, would be impossible within an R-12 designation but would be permissible under an R-24 designation.

Sign in Sheet
Shoreline Community Meeting w/Northwest Center
March 6, 2008, 7:00 pm
Shoreline Community Church

Name (please print)	Address	Signature
1. Yoshiko Saheki	2349 N. 147 98133	
2. Ron Horne	2300 N. 147th St.	
3. Warren Anderson	2309 N149	
4. Kenneth Anderson	2303 N149	
5. CHRIS GOODMAN	147 NE 147TH ST	
6. JESSICA MYERS	11	
7.		
8.		
9.		

Neighborhood Meeting Summary of Concerns:

Community Concern #1: One meeting attendee did not think the site was appropriate for Northwest Center's Family Resource center, citing especially the issues of traffic and parking caused by the Aegis development next door. In this person's view, this is a residential neighborhood and should remain that way.

Community Concern #2: Multiple meeting attendees were concerned about having enough parking for the neighborhood as well as any future occupant of the property.

Community Concern #3: Multiple meeting attendees were concerned about traffic flow problems in the neighborhood, especially with the park and Evergreen School on Meridian.

Community Concern #4: Multiple meeting attendees were concerned about our plan for traffic flow.

Community Concern #5: Two meeting attendees were concerned about the possibility of violent individuals on the property.

Community Concern #6: Multiple meeting attendees were concerned about the rezone to R-24, meaning the possibility of higher density housing on the site.

Community Concern #7: Multiple meeting attendees were concerned about Northwest Center selling the property and a developer taking advantage of the higher density zoning on the property.

Community Concern #8: Multiple meeting attendees wanted to know why Northwest Center needs the R-24 designation over the current zoning on the site.

Community Concern #9: Multiple meeting attendees were concerned about the possibility of apartments being built on the site.

Community Concern #10: Multiple meeting attendees were concerned about the existence of the cell tower on the site.

Community Concern #11: Multiple meeting attendees were concerned about noise from the freeway.

Community Concern #12: One meeting attendee was concerned about the lack of tax revenue compared to a large number of apartments that could be built on the site and charged higher property tax amounts.

Community Concern #13: Multiple meeting attendees were concerned about the lack of sidewalks in the neighborhood to handle foot traffic.

Minutes of Shoreline Community Meeting
Filipino-American Christian Church
14800 1st Avenue NE, Shoreline, WA
Thursday, March 6, 2008
7:00 p.m.

Northwest Center Representatives: David Wunderlin, Tom Everill, Jan Stoker, Todd Sucee, Jane Dobrovolny, Kellie Nketiah, Karen Hoffman, Tracey Lyman, Laura Hafermann, Becky Smith, Lottie Olver, Steve Little, Allan Munro

I. Introduction of Northwest Center Representatives

Tom Everill, Board Chair for Northwest Center opened the meeting with introductions of the Northwest Center representatives, and described his role as facilitator for this community meeting.

Mr. Everill told the attendees that we wanted the opportunity to share our plans for the property with the neighborhood. He described the communication sent to the community before the meeting, indicating that we are looking at all aspects of the project, including a rezone to R-24, when determining whether it is feasible for Northwest Center. He reiterated that the rezone to R-24 will allow Northwest Center to carry out the programs being offered to the community. He also stated that we are sharing our ideas with the community, looking for their comments and concerns and answering your questions as best they can, since they haven't answered all the questions yet themselves.

Mr. Everill then asked if he could record the meeting to make sure all the information is captured and provides the best report to the City as part of their formal protocol for the rezoning process. He got started with the content of the meeting, including who Northwest Center is, what they do, and their passion for their mission by self-introduction of the representatives of the organization. They were as follows:

Dave Wunderlin, President/CEO
Laura Hafermann, Associate Anna - Architects
Jane Dobrovolny, Director of Children's Services
Allan Munro, Board Member
Karen Hoffman, Executive Director, Adult Services
Kellie Nketiah, Supervisor of Educational Program
Becky Smith, Therapy Supervisor
Lottie Olver, Therapy Supervisor
Tracey Lyman, Vice President of Fund Development & Community Affairs
Todd Sucee - Project Manager for Shoreline project and primary contact for questions
Jan Stoker, Board Member
Steve Little - Real Estate Agent.

Mr. Everill set the meeting up by indicating that we would provide a background statement about Northwest Center, then move into Phase 1/Phase 2 of the proposal, have a question and answer period with the attendees, and wrap up with the next steps. He asked if there were any questions; there were none. He then gave the floor to David Wunderlin.

II. Background information on Northwest Center (PowerPoint Presentation)

Mr. Wunderlin asked how many had heard of Northwest Center; most raised their hands. An attendee asked if we used to operate under a different name. Mr. Wunderlin answered that we started as Northwest Center for the Retarded.

He read off the organization's mission statement, "to promote the growth, development and independence of individuals with disabilities through programs of education, rehabilitation and work opportunity", and said he was going to talk about the values they live, and encouraged the group to ask questions during his presentation. We're going to talk about the stuff on our walls, talk about our values, these are things that we live. He said Northwest Center works with people with disabilities, but that they also have an important set of values that guide what they do each day. If they feel a project or activity isn't consistent with the organization's values, then they have to ask themselves whether it's something they should be doing. The values represent what their programs do and believe, both adult's and children's programs.

He started into the history of Northwest Center. It was started in 1965 by a unique group of people, many of whom are still around. What was unique about this group is that they were radicals. When their kids were kicked out of schools, it was because their disabilities, like autism or mental retardation, made them "disruptive." The parents were so upset at the unfairness that they created their own school and they forced legislation to allow all kids in Washington equal access to education. This law was the basis for federal legislation that allowed children across the nation equal access to education. Everything Northwest Center revolves around this idea of inclusion. They talk about changing the world. They are working with groups of people for whom others had very few expectations. People thought they (adults with disabilities) couldn't learn and couldn't work. Their work asks the question "why not?" Inclusion is the corner stone of everything they do. The children's program, which has been on Queen Anne Hill since 1985, has about 2/3 of the kids who are typically developing, 1/3 with delays and disabilities in an inclusive environment. It is difficult to tell which kids have delays, and it doesn't matter. Everything they do revolves around inclusion.

Their organization is comprised of Administration (like Human Resources and Accounting), Social Enterprises, and programs for adults and children with disabilities.

Mr. Wunderlin then described their practice of "social entrepreneurism." He said that over the last few decades they have become involved in businesses to create revenue, so they don't rely on the fickleness of government funding, and to create jobs. They try to ready people for employment, but they also employ people with disabilities in

their businesses. They are one of the biggest employers of individuals with disabilities in the state (slide showed 1025 individuals with disabilities served in 2007). Their vision is to continue to do more every year, including setting up a program for teens, which they do not currently have, but want to develop.

Mr. Wunderlin then started talking about the programs for children, which is the program they would like to open on the site. He said that our current program offers Early Childhood Education, Early Intervention, and full-day childcare in an inclusive setting for kids; it feels like a school. He said the program is all about education. they have teachers and therapists and work with families to ready their children for kindergarten. The program currently has 125-130 kids. Mr. Wunderlin confessed that when he is having a bad day, he goes up to Queen Anne, and the kids don't care who he is, they bring him a book, ask him to read to them.

Mr. Wunderlin introduced Jane Dobrovolny, to discuss Phase I of the project.

III. Project Description - Phase I

Ms. Dobrovolny stated that the plan is to replicate the Queen Anne facility. She repeated Mr. Wunderlin's description of an inclusive program and she pointed out photos she brought from the school, showing kids in typical situations. She said it looks very much like any other preschool. They begin with kids as young as 6 weeks in their infant program. The kids stay with their primary caregivers at the school until age 2; they feel strongly that the time to bond with their teachers at a young age is a really important part of growing up. She then said that the kids work through "steps," moving into different classrooms for different ages and when they get old enough, they help get the kids ready for kindergarten. She asserted their belief in the value of socialization, and said they work in a similar way to Wonderland, a local early intervention program. She said they use natural environments with providing therapy to kids - they're not in an office or clinic, the therapists are at kids' homes, at the park, at the grocery store, wherever the parent needs them to be. They use their classrooms to give kids who are receiving only therapy services a chance for socialization. She stressed that kids learn from their peers - everyone does - and they learn how to participate in the real world. Whether or not a child has been diagnosed with a disability, they are each a valuable member of the class. They have an after-school program for school-age kids, ages 5-12, licensed through the school district. Ms. Dobrovolny said that all kids need a place to go; kids with disabilities have difficulty coping with Boys' and Girls' Clubs or other traditional after-school program. There are lots of kids, not enough staff, and those kids with involved disabilities such as autism have a tough time with that much activity going on around them.

Ms. Dobrovolny then talked about their Family Support Programs, like Potty Training 101, interactive sessions about kindergarten transition and registration, Hanen speech therapy for families who have kids with speech delays and a facilitated parent support group where parents can talk in a confidential environment.

She indicated their interest in expanding the program, pointing out that the room in which they are holding this meeting would be set up as a resource program, staffed with someone here who could help them find resources that are relevant to their own particular situation. They would also like to have a library with books and toys to check out. It's not something they are doing right now because they don't have room.

Question: Is that your only other facility?

Jane Dobrovolny: Queen Anne is our only facility. It used to be at the former Interbay facility and in 1985 they moved into an old Seattle school.

Tom Everill: What we're interested in is expanding our scope. We perceive a tremendous demand for these kinds of services.

Question: Is it (the Queen Anne facility) large enough?

Jane Dobrovolny: No, we're "bursting at the seams." There's a waiting list for every class. The current program serves the kids we have, but they can't grow any bigger. We do have parents from Shoreline who come to Queen Anne and they're excited about the idea (of the new facility). We can't add another child to the program. For most of our classrooms, there is a one to two year wait list; no less than a one year wait. We have to turn away people who are pregnant now. There is a big lack of programs with full-day childcare for kids with special needs. We'd like to recommend another center, but there really aren't any who do what we do. Most programs can't really accommodate special needs.

Tom Everill: Why don't we look at Phase II first so we can see what it all looks like, and then get back to the questions?

IV. Project Description - Phase II

Mr. Wunderlin stood up again and presented Phase II. He said they've talked about integrated teen program 13-21. Karen Hoffman is working on the program. They've found only one program in the United States. Mr. Wunderlin said they're trying to build an integrated programs for teenagers. They have to build a program where both sides are getting something. Asking typically developing teenagers to come in and volunteer doesn't work. They need something that works for both sides (teens with and without disabilities). This an ideal environment. Mr. Wunderlin stated their intention to conduct focus groups to get information from families who have this need.

Mr. Wunderlin also admitted that "respite program" is a loaded phrase. He said that parents of kids and adult children with disabilities, whether they are three or thirty, may need to get away for a few hours to go grocery shopping, for example. If your child may be disruptive, it's great to have a safe place to get childcare, but said this isn't something Northwest Center provides today.

He said the plan include an ADA-accessible playground for the community, open to kids and adults, as well as spaces for community use. They are all about how they serve the community - it may sound corny. Mr. Wunderlin said they kept wondering what people would ask (at this meeting) and they came back to the fact that they serve the community. They're trying to figure out what would work best and how it would work. When they get this facility done, he further stated, it's his job to figure out how they get the money to keep it going. They're not about making money off this - they're going to spend money. What Northwest Center is really interested in is what the community has to say and what they need. Operating from one or two data points is dangerous.

He then moved on to the proposed adult vocational program, saying that they train adults, figure out what they're interested in, and develop their skills to get a community job. He solicited questions or employment opportunities from the group. There were none.

Mr. Wunderlin announced the possibility of putting a small number of apartments for adults w/disabilities and their families. He said it's important for people to be with their families. They've never done it before, but it's a dream that they have, and they think the dream could be a reality.

Question: What is the reason for the zoning change?
David Wunderlin: It's for the overnight respite program. It's the one thing we can't do without the rezoning.

V/VI. Comments from community members/Question and Answer period

Paraphrased statement from an attendee: I live here in this neighborhood. I greatly admire your organization and work as an employee, social worker, program director. As a board member you are a volunteer. It's inspirational to hear about your founders who had to champion your cause - wonderful and inspiring to hear. I'm a very committed community member who loves to support organizations like this. I do a fair amount of volunteering - my passion is libraries. I'm very happy to be living ins horeline, because it does have a fair amount of community involvement. That being said, I do have to say that I don't think your move to this plot of land fits. This is primarily a residential neighborhood. When Aegis was built, I have to say as someone who lived before and after, building Aegis was a mistake. There are problems with traffic and parking. I asked Aegis to do something about the parking for their employees and residents and get employees to not park in the neighborhood. His reply (the head of Aegis) - "being a legal parking area I cannot ask people to park elsewhere. The church to the south agreed to keep our cars there, but their cars get broken into." It has a detrimental impact on my neighborhood. I wouldn't be living here if it wasn't a residential neighborhood. As much as I believe in your cause, it will be serving a larger community in the Puget sound area, and I'm sure it's needed, but i don't think this site is appropriate for what you are trying to do.

Jan Stoker: What is the impact of cars?

Paraphrased answer from the attendee: Shoreline is broken into neighborhoods; we are the Parkwood neighborhood. They (the City) are analyzing parking neighborhood by neighborhood. I attended a meeting and I went specifically to mention the parking. What I found interesting was that I expected to be the only person complaining. There were numerous complains about parking in this area. The problem is compounded by the wonderful city park. There isn't enough parking for the city park, and when Aegis was built, it compacted an already limited parking opportunity. If we build, it's compounding the problem.

Another meeting attendee: And by Evergreen School on Meridian. What they do, to beat the traffic, they come up 1st and shoot down 149th and 148th to fight the traffic. Cops there to give tickets once in a while, but folks filter out into the neighborhood. People filter out to park and block in driveways. The park, the school, even on the weekends. The traffic in the morning now, since this has all been discovered, is jammed up all the way, solid traffic.

Question: We've heard the undeniable great things your organization does. I know this meeting is part of the process, but what do you think the negative impacts would be?

David Wunderlin: Two elements - traffic and parking.

Comment: There are two more issues. You're talking about 158 dwelling units. This is your worst nightmare: We live on 147th on the 100 block. We have a two-bedroom house that provides homecare for a developmentally disabled person with three staff. The catch is that he's very violent, and the people who watch him are very large. Sometimes it takes the state police to bring him back. How do you define disabled? There could be 10 possibly dangerous people living here.

David Wunderlin: We're not talking about R-48, but R-24. We have 125 parking spots on the property. We need only 35-40 spots for our staff at the school. We would not take away parking if we come in here. We are also looking at about a half-dozen apartments - rented or leased on a temporary basis. We're not developers.

Community member: Down the road you never know.

David Wunderlin: You still have to get permitted to do that.

Jane Dobrovolny: We're a licensed facility. Our state license would not allow anyone on the property who would be violent or harmful to our kids. We're a childcare facility primarily. Even with our teen program that goes to age 12. Their mothers are saying to us "what do we do next year for our daughter with cerebral palsy who's in diapers? They tell me to go on welfare, stay home with her, that's what the state says."

Karen Hoffman: That's a worst case scenario. In adult services, safety is an issue. With a core program oriented around children, we're not going to bring in anyone who would be harmful.

Question/comment: It's a slippery zone to rezone to a higher density. You may have a desire to have the facility for the next ten years. What if in the next fifteen years, you decide to sell it to a developer and I prefer to maintain the status quo? Are you going to be able to guarantee that you'll be here? That's a concern. Really, Aegis was a mistake. There are too many people living there, too many staff, not enough parking spaces. If this area is rezoned, just adding more residents will add more traffic.

Question: What is your plan for traffic?

Jane Dobrovolny: We did a traffic study. We have 122 kids enrolled. We're in a totally residential area on Queen Anne, off 1st avenue West. It's a narrow residential street, room for one car. The driveway is one car wide. Really narrow. We also have a community park and soccer field. The peak traffic (on a typical day) is 14 cars within a fifteen-minute period. Again at 5 it peaks at 14. We're not a regular school, so pickups and drop-offs are stretched out over a longer period of time. We'll send it (the traffic study) to you.

Comment: With Aegis I haven't seen a big traffic issue, but the parking is a problem. Their employees finish their cigarettes at my house and drop them on the ground, and that bothers me.

Comment: With traffic, it's hard to say where it's from. King School is atrocious; you can't even see around on Meridian.

Mr. Everill: We saw our proposal to the neighborhood as an alternative to what's happening in a lot of neighborhoods. They get turned into condos. We would offer an alternative to "condo-ization". Were there traffic issues with the church?

Comment: Not many people were walking to this church. First we'd get full of cars on Sundays, but when they'd go away it was fine. 145th is a wonderful place to get on the freeway. We get a lot more congestion.

Steve Little: About the zoning concerns. The reason that Northwest Center thought this was a possibility is that daycare centers are allowed in R-12 or R-24. You can get a conditional use permit for over 12 people. That's where the zoning aspects come into play. Shoreline is an interesting city in the way they zone things - this property has two zones. The zone you see is R-12. Underlying the zone is that the intent of the city to create high-density residential; this is in the City's Comprehensive Plan from 1995. Seattle wants big daycare centers in industrial centers.

Comment: They can already knock down houses and put up apartments.

Steve Little: The intent of the Northwest Center is to have a school. Outside that they may do other activities. We can't guess what will happen, but they wanted to talk to the community, see what everyone needed. You have to have an R-24 to have someone here after 11:00 pm.

Question: Conditional use would not apply if people were here after 11:00?

Steve Little: The only thing they can't do is have overnight without an R-24. They have to go after it so it doesn't preclude future activity. With a conditional use permit, you only have two years to implement the program. If you can't, you're "screwed."

NWC: We're trying to make a decision about our investment - its' a lot of money and we don't want to squander our investment.

Comment: Do it, and do it right.

Comment: I'd rather have this than condos.

Comment: You don't get condos unless you rezone.

Comment: The City wants to rezone to high density.

Comment: Who's going to build 36 houses on this property right now?

NWC: The answer is - you don't know. Developers look out two years, and maybe the economy will be better or worse. That's the big guess.

Comment: We'd love to see sidewalks all the way to 145th. I know sidewalks are expensive, but that would go a long way toward helping the community and would be good for everybody.

NWC: We'll have a lot more parking than we need. Maybe Aegis they can pull in off the street.

Comment: And where will the addition be?

NWC: The addition will go in off the back, rather than out front, so people will drive back.

Laura Hafermann: This is not the building; it's a study based on what they want. The other program elements are Phase II. All the existing parking is still there. No changes are proposed to curb cuts or the access to 145th. There are a couple of other goals - natural light, ventilation, lots of open space and that will remain as is.

Comment: And the cell tower of course.

Comment: Can't you take the cell tower down?

NWC: No, there is a 29-year lease for the cell tower.

Comment: The City Council took advantage when they put the cell tower.

Question: How many more (facilities will be built)?

NWC: We've identified the north of seattle as an area, south of seattle as an area, and the eastside as an area. This process of study is an investment. Depending on where we end up, this could be 10-12 million dollars before we're done.

NWC: There are no guarantees; we could go bankrupt, but we think we're going to be here.

Comment: I'd like to see a 501(c)3 here.

Comment: Having another nonprofit isn't good for the city, they don't pay taxes. Maybe condos would.

Question: The vocational training - is any of that causing a noise concern?

NWC: There won't be any businesses here. The program only has about 10 people. Right now they get on the bus, travel an hour, staff pick them up and they travel up here to develop a job. This would be a staging area for our adult clients. That's all that is.

NWC: Our headquarters is in South Park, and that's where our adult programs are and some of our businesses. None of the businesses would move up here.

NWC: We're running a school, so we don't want the noise either.

Comment: Traffic, parking, and long-term risk of zoning.

Comment: It only takes one person to start it.

Comment: It's gonna happen anyway.

Tom Everill: We don't have answers tonight about whether we can mitigate the long-term risk of zoning. It seems like our investment interests are in alignment and we can explore some ways of protecting your long-term interest.

David Wunderlin: We'll have lots of parking spaces, maybe the Aegis people can park here. we can allocate spaces for them. "no parking" signs here.

Comment: Soccer games cause parking overflow and traffic.

Jane Dobrovolny: We have one right next door, and they play soccer, etc. They park in our parking lot.

Jan Stoker: I had a child with a disability who was served by the Northwest Center and their dedication and commitment was amazing. It's great for the Shoreline community to get a place like Northwest Center on the map, and what we can bring to this community. Over my cold dead body will they bring in condos. This has been nothing but a haven for children with disabilities.

Comment: There's no question that you do good work.

Comment: There is no question, you are truly serving part of our community who do need help. It's fabulous that you're committed to what you do.

Tom Everill: It's important to us to hear from you and address your concerns.

Comment: With Aegis there was a huge environmental concern.

Todd Sucee: We're part of the way through our study. This is classified as a Stream 2, which means you have to be 115 ft back from the creek, 75 feet with mitigation. Aegis was more aggressive, and got Stream 3 classification, which is 65 ft back from the creek, less with mitigation.

Jan Stoker: We have a sensory garden for the kids - we'd love to bring that here.

Comment: The whole area here was full of trees. They came in, purposely set the building on fire, and Aegis cleared out all the trees. Now there's so much noise.

NWC: We're not going to make promises. Our kids don't like the freeway noise. They need a safe place to play. We noticed the donuts on the grass and dumping in the back.

Jan Stoker: The sensory garden is built in my son's memory. It's built for all kids to enjoy nature - any kinds of native plants. We want to replicate the garden in every new center. We'll do our best about the noise. Maybe we open that up to the community so everyone can enjoy the garden.

Tom Everill: There are some noise abatement walls in some areas.

Comment: Aegis promised to put some up, but they never did. They ripped up the trees and now there's lots of noise. There were horses here; kids would ride up and down the street. I think what you're doing is great - it's just a traffic thing.

VII. Adjourn

Tom Everill: I'd like to talk about the rest of the process. We will compile your comments and concerns and send them to the City Planning Department. You'll get a letter from the City, and you can send your comments in to the City Planner as well. We'll keep a status report on our website, so you can stay up to date on what's going on. We have lots to look at before our decision.

Adjourn, 8:30 pm.

Northwest Center's Response to Summary of Concerns:

Community Concern #1: One meeting attendee did not think the site was appropriate for Northwest Center's Family Resource center, citing especially the issues of traffic and parking caused by the Aegis development next door. In this person's view, this is a residential neighborhood and should remain that way.

Northwest Center Response:
We believe the site is ideally located for our Family Resource Center to serve the Shoreline community. We appreciate and value comments and concerns by the community; however, at this time we will continue to move forward with our request for rezoning and plan to open our Family Resource Center. The specific issues of traffic and parking are addressed below.

Community Concern #2: Multiple meeting attendees were concerned about having enough parking for the neighborhood as well as any future occupant of the property.

Northwest Center Response:
Our parking will not create a shortage of parking for the community. The site has 125 parking spaces and our requirements for staff and visitors will be approximately 40 at any one time. Northwest Center does not expect to take parking away; therefore, we expect to have three times as much parking as needed. We may consider offering overflow parking to Aegis, as well as public parking on nights and weekends when people attend park functions and activities, both of which would alleviate some of the parking issues expressed by the community.

Community Concern #3: Multiple meeting attendees were concerned about traffic flow problems in the neighborhood, especially with the park and Evergreen School on Meridian.

Northwest Center Response:
We are not a traditional school with traditional hours. Parents drop off and pick up children throughout the day, which reduces the number of cars arriving and departing during the "peak times" you would see at a regular school. We have included a traffic study we conducted during a typical day at our Queen Anne facility; these numbers represent what we believe traffic flow will be for the proposed Shoreline facility.

Community Concern #4: Multiple meeting attendees were concerned about our plan for traffic flow.

Northwest Center Response:
We have addressed this concern in our response to #3.

Community Concern #5: Two meeting attendees were concerned about the possibility of violent individuals on the property.

Northwest Center Response:
Our primary goal is to open and operate a children's program for early learning and childcare. The safety of these children is our primary concern and there will be no individuals with violent behaviors or who are at risk of violent behavior be allowed on the property by Northwest Center and State Licensing.

Community Concern #6: Multiple meeting attendees were concerned about the rezone to R-24, meaning the possibility of higher density housing on the site.

Northwest Center Response:
Rezoning the property to R-24, which is required by the city to allow Northwest Center to provide overnight respite care, could allow a higher number of housing units to be placed on the site. However, very few housing units could fit based on the current building location. We may consider a small number of apartments units in the future.

Community Concern #7: Multiple meeting attendees were concerned about Northwest Center selling the property and a developer taking advantage of the higher density zoning on the property.

Northwest Center Response:
It is possible that Northwest Center could eventually sell the site to a developer who could buy it to put up higher-density housing. However, two developers have previously made offers to purchase the site prior to Northwest Center's offer. The developers needed R-48 zoning to make their projects viable. Given the significant amount of money Northwest Center is planning to invest in the current building and the addition, it is extremely unlikely that Northwest Center would then decide to sell the property to a developer who would want to tear the buildings down to put up additional housing units. We anticipate project costs of 4 to 8 million dollars on top of acquisition cost, which would have no value to a developer. Northwest Center is not in the practice of buying and selling properties. We are a community service provider with long-term stability.

Community Concern #8: Multiple meeting attendees wanted to know why Northwest Center needs the R-24 designation over the current zoning on the site.

Northwest Center Response:
One of our most important programs, overnight respite care for families/caregivers who have adults with disabilities living at home, is impossible without an R-24 designation. We have requests from the community for a respite program so primary caregivers can have an opportunity for some time off from their responsibilities, recharge their batteries, and continue to provide care without fear of burning out.

For Northwest Center to make such a significant investment, we need assurances we can fully utilize the facility to meet the community's needs without having to reapply for conditional uses as we start new programs. Based on the definition of a daycare

facility by the City of Shoreline and Washington State, Northwest Center could operate most of the intended programs without having to apply for additional permits as they are phased in with an R-24 designation.

Community Concern #9: Multiple meeting attendees were concerned about the possibility of apartments being built on the site.

Northwest Center Response:
We have no immediate plans to build apartment units. We may, however, explore the possibility of building a small number for adults with disabilities in the future.

Community Concern #10: Multiple meeting attendees were concerned about the existence of the cell tower on the site.

Northwest Center Response:
There are currently long-term contractually lease agreements with various phone companies for the use of the cell tower, which we are obligated to honor.

Community Concern #11: Multiple meeting attendees were concerned about noise from the freeway.

Northwest Center Response:
We are concerned about freeway noise as well. We will explore ways to reduce the noise, such as planting trees and building fences, as well as placing the new building addition in a position that will block noise.

Community Concern #12: One meeting attendee was concerned about the lack of tax revenue compared to a large number of apartments that could be built on the site and charged higher property tax amounts.

Northwest Center Response:
We acknowledge high-density housing could bring in more property tax revenue than our Family Resource Center. However, we believe this is offset by our providing a needed service to the community that is currently not in place.

Community Concern #13: Multiple meeting attendees were concerned about the lack of sidewalks in the neighborhood to handle foot traffic.

Northwest Center Response:
We also share the citizens' concerns with regard to the lack of sidewalks in the neighborhood. We would consider partnering with the community to petition the appropriate government agencies to install sidewalks for all the citizens in the neighborhood. There is currently no sidewalk in front of the property site. Northwest Center will talk to the City about possibly getting that section installed.

NORTHWEST CENTER

Making a difference through quality service.

7272 W. Marginal Way S. ◆ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ◆ Fax: 206-286-2300
E-mail: service@nwcenter.org

Traffic Pattern – Queen Anne Family Resource Center

Time	Families	Staff	Buses
6:30-7:00	0	5	
7:01-7:15	4	0	
7:16-7:30	2	3	
7:31-7:45	0	6	
7:46-8:00	6	6	1
8:01-8:15	14	2	1
8:16-8:30	9	0	1
8:31-8:45	3	1	
8:46-9:00	4	7	
9:01-9:15	8	1	
9:16-9:30	4	0	
9:31-9:45	0	0	
9:46-10:00	0	0	
10:01-11:00	2	0	
11:01-12:00	2	5	1
12:01-1:00	2	5	
1:01-2:00	0	2	
2:01-3:00	2	0	
3:01-3:30	2	1	2
3:31-4:00	5	1	2
4:01-4:30	5	6	
4:31-5:00	9	4	
5:01-5:15	5	5	
5:16-5:30	14	0	
5:31-5:45	9	0	
5:46-6:00	10	1	
6:01-6:30	0	10	
Total	**121**	**71**	**8**

This is based on a typical day at our Queen Anne Facility where we are serving 122 children and a staff of 40. The entrance at the Queen Anne facility is narrow and comes off a small residential street. There is a narrow drive on the property that can accommodate only one car allowing only one way traffic at a time. Traffic is never backed up onto the street and parents report no congestion problems.

Buses are transportation provided by the public school to children with special needs who receive transportation to their public school programs.

Attachment E

From: Leslie & JIm Crane [lesliejimc@gmail.com]
Sent: Tuesday, April 22, 2008 2:05 PM
To: Steve Szafran
Subject: Todd Sucee, The NW Center #201728
To Steven Szafran,

As a Shoreline resident I would like to express my concerns regarding this project.

Traffic
Parking

As it stands there is not adequate parking at the two Aegis facilities. People are already using 1st NE as an arterial to I5 when Meridian is the arterial not 1st NE. During peak time hours M-F in the morning the cars are lined up to access the freeway.

I would like to see speed bumps or anything that slows down traffic and discourages then from using 1st NE as an arterial. I would also like to be assured that parking will not be an issue.

Sincerely,

Leslie Crane
146 NE 147th St.

March 7, 2008

Todd Sucee
Northwest Center
7272 West Marginal Way S.
P.O. Box 80827
Seattle, WA 98108
tsucee@nwcenter.org

Re: Site at 14800 – 1st Ave. NE, Shoreline, Parcel # 2881700340 – City of Shoreline Jurisdictional Stream Classification and summary of applicable Shoreline stream regulations.

Dear Mr. Sucee:

Thank you for requesting that we conduct a stream classification for the channelized stream section bordering the east side of the property at 14800 – 1st Ave. NE in the City of Shoreline, parcel #2881700340. I visited the site on March 3rd, 2008. We understand that this investigation is related to a potential development proposal which you and your organization are preparing for the site. You have provided us with the site's location and other background information. We have also reviewed the City's *Streams and Basins* map, updated 6/6/07, as downloaded from the City's website, King County I-mapping information for the parcel and vicinity, Washington DNR Forest Practice Water Type Mapping, the 1975 Washington Department of Fisheries' *Catalog of Washington Streams and Salmon Utilization*, and the *King County Water Features* map. These maps indicate that an upper reach of Thornton Creek, stream #08-0030, flows just to the east of the east site boundary within the Washington Department of Transportation's Interstate 5 right of way. My field observations indicate that the creek channel lies approximately 30 feet east of the fenced site boundary in a five-to-six-foot-deep, concrete-lined channel somewhat resembling an irrigation canal (see photos below). In addition, King County's mapping of the *Known Freshwater Distribution of Cutthroat Trout for Water Resource Inventory Area (WRIA) 8* indicates the presence of cutthroat trout (which are considered to be salmonid fish) at and for some distance upstream of the site (http://dnr.metrokc.gov/Wrias/8/fish-maps/cutthroat/index.htm). At the time of my site visit, the stream carried a moderate amount of flow, estimated at approximately 2 cubic feet per second (cfs).

Since the stream channel adjacent to the site is clearly identified as an upper reach of Thornton Creek in the 1975 Washington Department of Fisheries' Stream Catalog, as well as other mapping, the primary issues at hand are to 1) determine or verify its classification under the Shoreline Municipal Code (SMC) and 2) anticipate the applicable stream-related regulations under the code. According to SMC 20.80.470(B), Type II streams are

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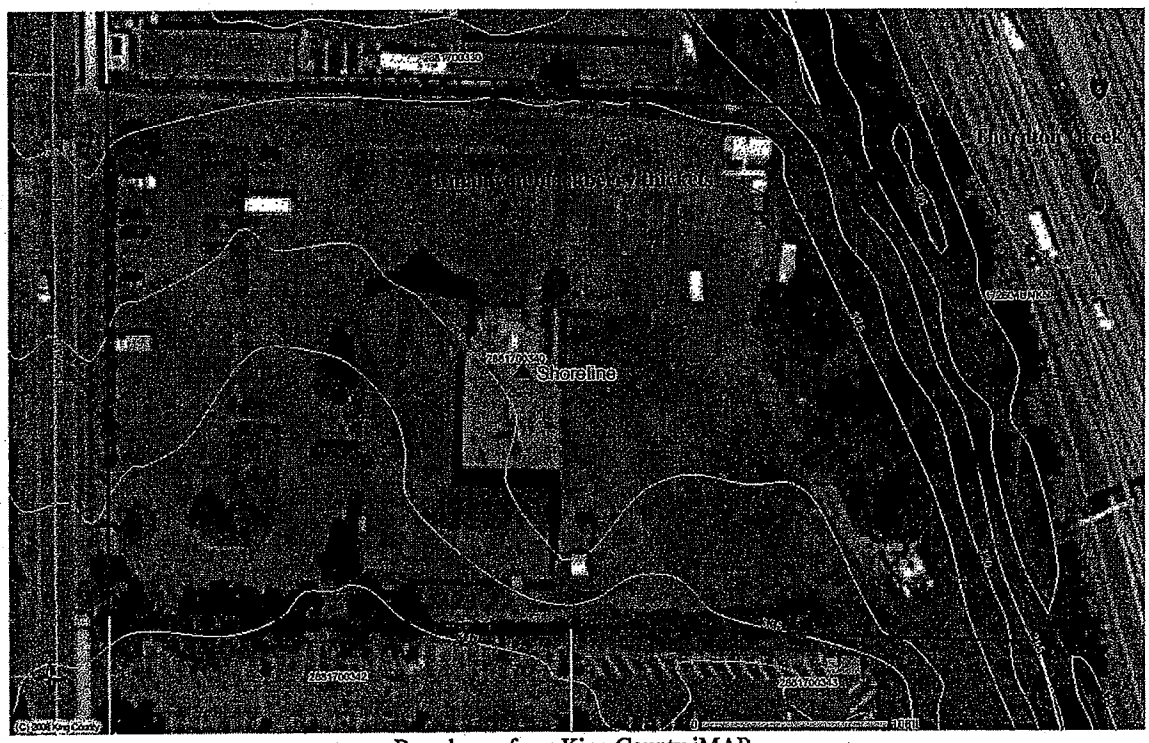
those streams that are not Type I streams and are either perennial or intermittent and have one of the following characteristics:

1. Salmonid fish use: or
2. Demonstrated salmonid habitat value as determined by a qualified professional.

We have concluded that the section of Thornton Creek adjacent to the site meets this definition and so is a Type II stream under the City's code since it is not a Type I (Shoreline) stream and since it has been mapped by King County as being used by cutthroat trout, which are salmonid fish. While the habitat value has been compromised by placing the creek within the concrete-lined channel along Interstate 5, as described above, the creek would still provide some modest to moderate habitat value to these fish. A view of the site from King County's iMAP and several additional photos taken during my site visit are reproduced below:



Parcel map from King County iMAP

Photo 1, Thornton Creek concrete channel, facing northward, upstream from near the I-5 culvert entrance.

Photo 2, facing northward, upstream, showing a pipeline crossing near the north property boundary.

Photo 3, facing southward, downstream, showing a typical channel section.

SMC 20.80.480(B) provides regulatory buffer widths for the City's various stream types. The standard buffer width for Type II streams in the City is 115 feet from the ordinary high water mark, but may be reduced to as low as the minimum buffer width of 75 feet "if the applicant can demonstrate that a smaller buffer is adequate to protect the stream functions and implements one or more enhancement measures to result in a net improvement to the stream and buffer." Enhancement measures may include native streamside revegetation and/or wildlife habitat structures including bird and bat boxes, snags, logs, and rootwads. Much of the area that would be included within the standard or a reduced buffer area on-site is presently a dense thicket of non-native Himalayan blackberry, as is shown below, and would appear to provide a good opportunity for buffer reduction in exchange for non-native blackberry removal and replanting with native vegetation. Other non-native vegetation present includes Scotch broom, nightshade, and holly. A few Douglas-fir trees are also present. Since the stream channel is off-site, no in-stream enhancements appear feasible.

Photo 4, facing northeast, showing typical Himalayan blackberry thickets on-site which could be removed and replaced with native vegetation, possibly in exchange for a reduced stream buffer width.

While on-site, I flagged the ordinary high water mark along the west bank of the stream (the right bank facing downstream, as is the convention). I started with flag #OHW-1R just upstream (north) of the north property line and concluded with flag #OHW-8R at the entrance to the twin culverts that carry the creek beneath Interstate 5. Previous blue and blue-and-white flags had been hung at approximately the same locations along the channel and may have been ordinary high water mark flagging from a previous effort, though they were not so-labeled.

Again, in summary, we have concluded that the section of Thornton Creek bordering the site would be classified as a Type II stream according to applicable City of Shoreline code sections. Under City code, Type II streams are assigned a standard buffer width of 115 feet and a reduced buffer width, as approved with enhancement, of not less than 75 feet. Please contact us if you have any questions, would like to discuss this project further, or if we can otherwise be of any further assistance. We would be pleased to assist you with the preparation of a buffer enhancement plan in support a reduced buffer width should you choose to pursue that option.

Sincerely,

Gregory P. Johnston

Greg Johnston
Certified Fisheries Professional

QUASI-JUDICIAL PUBLIC HEARING ON NORTHWEST CENTER REZONE REQUEST – 14800 1ST AVENUE NORTHEAST (FILE NUMBER 201728)

Chair Kuboi reviewed the rules and procedures for the quasi-judicial public hearing. He reminded the Commissioners of the Appearance of Fairness Rules and invited them to disclose any communications they may have received regarding the subject of the hearing outside of the hearing. The public hearing was opened. Commissioner Behrens disclosed that he worked in a residential treatment center a long time ago, similar to the facility that is being proposed as part of the subject application. However, he did not believe this would in any way affect his ability to be fair or impartial. No one in the audience voiced a concern about Commissioner Behren's participation in the public hearing. None of the Commissioner identified ex parte communications, and no one in the audience voiced a concern, either.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Szafran advised that the applicant (Northwest Center) has requested a change in the zoning category for the subject property from R-12 to R-24. They have indicated their plans to change the use of the property from a church to a facility that provides services to children and adults with disabilities. Mr. Szafran displayed a zoning map to identify the subject property, as well as the R-24 property to the north, R-12 and R-8 to the south, Interstate 5 to the east and R-6 to the west. He noted that the Comprehensive plan identifies a high-density residential land use immediately to the north and south of the subject property, with medium-density residential further south. The majority of the properties to the west are identified as low-density, single-family residential and public open space. Mr. Szafran provided an aerial photograph to illustrate the existing development on the subject property and nearby properties. He specifically noted the Aegis facility and three churches that are in the area. He noted that surrounding properties are primarily single-family residential. He provided some site pictures to illustrate the view from various locations on the subject property.

Mr. Szafran explained that the difference between the R-12 and R-24 development standards is mostly related to unit count. An R-24 zone would basically double the density allowed. The current R-12 zoning would allow 38 units on the site, and R-24 would allow 76. The building coverage would increase by 15 percent, as well.

Mr. Szafran reviewed that the rezone application meets the rezone criteria in the following ways:

- It is consistent with the high-density residential land use goals and policies.
- It creates an effective transition between the freeway and single-family residential development to the west.
- Both the R-12 and R-24 zoning designations would achieve consistency with the Comprehensive Plan. However, staff believes R-24 would be more appropriate, especially given the properties close proximity to Interstate 5.

- Traffic has been evaluated and mitigation has been proposed for the existing stream buffer that lies on the eastern part of the property.
- Staff has reviewed the site and determined there is currently an abundance of parking available.
- The applicant's proposed use would be an asset to the City of Shoreline and would reuse a vacant facility and implement the vision in the Comprehensive Plan.

Mr. Szafran reviewed that during the public comment period, staff heard comments regarding traffic on 1st Avenue, mostly related to cars that speed on the street. Neighbors have stated there is a parking problem in the area that stems mostly from the Aegis facility. There are no sidewalks in front of the subject property, but sidewalks have been constructed in front of the Aegis facility and there are sidewalks to the south, as well. Adjacent residents also expressed concern that the owners would "flip" the property and R-24 units would be developed on the site. Mr. Szafran said staff considered the concerns raised by the neighborhood, and they believe R-24 zoning would be appropriate because it would provide a better transition than R-12 adjacent to the freeway. In addition, the applicant needs an R-24 zoning designation in order to provide an essential use for their facility. Staff believes the applicant's proposal would be an asset to the community, and they recommend approval as submitted.

Applicant Testimony

David Wunderlin, CEO of Northwest Center, introduced a series of people who were present to represent the applicant: Todd Sucee (Project Manager), Tom Everill (Chairman of the Board of Directors, Laura Hafermann (architect), Jane Dobrovolny (Director of Child Development), and Steve Little (Real Estate Agent).

Mr. Wunderlin explained that Northwest Center was started in 1965 by 25 families who came together to figure out a way to educate their children with developmental disabilities. For the past 45 years, their mission has broadened to include both children with developmental delays and disabilities and adults with disabilities. Northwest Center already has a facility in North Queen Anne, which is similar to the one they are proposing on the subject property. They provide early intervention and education in an integrated environment. The Northwest Center works with numerous families in the area, and it is their stated strategic objective to grow the children's program. The proposed location offers a good opportunity for them to accomplish their goal. They see this location as a long-term decision. It is not only a substantial investment for their program, but also a long-term strategic idea. The facility is intended to be a community service organization the City and community could be proud of.

Ms. Hafermann explained that the design of the proposed project focuses on the existing building, as well as an addition to the east. From a site development standpoint, their goal is to impact as little of the site as possible. There is a need to increase some space to accommodate the program, but they consider it a tremendous asset to find such a big open site within a very urban area. She reviewed the proposed site plan, identifying the main entrance on 1st Avenue, existing parking area, building, central courtyard and play

ground, open area with a sensory habitat garden, existing cell tower, and a variety of play areas for kids of different ages. Ms. Hafermann summarized that their goal is to limit the footprint of the building and keep as much as possible of the existing site open.

Ms. Dobrovolny reviewed the proposed plans for the interior of the structure. She noted that because the students could be at the facility for 11 hours per day, they want to provide a home-like atmosphere. The building would be divided into pods for each of the various age groups. In order to accommodate all the necessary pods, they would need to remodel the existing building and build an addition, as well. The existing sanctuary would be utilized as a type of gymnasium for young children, but it could also be made available for community use. The existing downstairs fellowship hall would be utilized by the before and after school program and summer camps for children ages 5 to 12. Mr. Wunderlin added that they also envision a respite program that would ensure that families have a place to drop their kids off for a period of time so they can have private time.

Mr. Cohn reminded the Commission that the rezone application would not limit the site to the items discussed by the applicant. As noted in the staff report, the zoning could be used for R-24 multi-family residential uses, as well. He summarized there would be several options for future development of the site, and it would not be limited to the option presented by Northwest Center.

Questions by the Commission to Staff and Applicant

Commissioner Behrens noted that traffic through the neighborhoods appears to be a big concern for surrounding property owners. He also noted that another school is located just south of the subject property; a daycare center that is set up in a church. There is also a park located across the street. He reminded the Commission that 1st Avenue is a neighborhood street. He asked staff about the level of traffic that currently exists on the street and also asked if the City has considered ways to slow traffic to address the community concerns. Mr. Szafran said staff would not seek feedback from the traffic engineer until a building permit application has been submitted. He suggested the proposed use would most likely require the applicant to submit a traffic report, and that is when the traffic impacts would be considered. Mr. Cohn added that the City's Traffic Engineer did review the traffic generated by Northwest Center's Queen Anne property, and they indicated that 1st Avenue should be able to handle the traffic associated with the proposed project. He said staff also identified approximately 200 cars per day in and out of the subject property. If the property were developed as R-24, staff anticipates approximately 200 or slightly fewer cars. Since the traffic engineer indicated he does not anticipate significant impacts from the proposal, detailed analysis would be deferred until the City receives an actual development permit application.

Commissioner Kaje referred to the use tables found in the City's Development code for the R-12 and R-24 zoning classifications. He noted that the uses permitted in the R-24 zone would also be permitted under R-18 zoning. He inquired if the applicant's proposed use of the site would be hampered if the zoning were changed to R-18 instead of R-24. If an R-18 zoning designation would accommodate the proposed development, he asked

staff to share their reasons for recommending R-24. Mr. Szafran agreed that in terms of use, both the R-18 and R-24 zoning designations would be adequate. Considering the intensity of the freeway, in this case, staff felt an R-24 zoning designation would be appropriate, and he did not consider R-18.

Commissioner Kaje asked staff to identify the uses the applicant desires that are not currently available under the existing R-12 zoning designation. Mr. Szafran answered that overnight respite is the use that is currently not available under the R-12 zoning. City Attorney Collins cautioned the Commission not to focus too much on the use or the proposed plans for the property. Their charge is to determine whether or not an R-24 zoning designation would be consistent with the City's rezone criteria. Commissioner Kaje said the purpose of his question was to understand why staff is recommending R-24 zoning as opposed to R-18. City Attorney Collins suggested that staff made a recommendation on whether or not R-24 zoning would be consistent with the Development Code since that is what the applicant requested. If staff determined that R-24 zoning would be inconsistent with the Development Code, they could have recommended a lower R-18 zoning designation. She summarized that staff believes the application is consistent with the rezone criteria.

Commissioner Kaje pointed out that if the property were to change hands, a future property owner would have a good chance of obtaining approval for R-48 zoning, since that is a permitted level of use for the current land use designation. It would be up to the City to decide whether R-48 would be appropriate for the site or not. Again, City Attorney Collins noted the rezone request would have to be consistent with the rezone criteria.

Public Testimony or Comment

Rosendo Jimenez, Shoreline, referred to the environmental impact statement that was prepared for the proposed rezone. He recalled that several years ago when the Aegis development was under construction there was controversy about how the new development would impact the stream. He suggested the Commission consider potential impacts to the stream as they review the application and make a recommendation. He commented that the Endangered Species Act may impact the proposed development plans, as well.

Elizabeth Piorluissi, Shoreline, said she was glad to see the plans proposed by Northwest Center. She said she is a member of the Philippino American Christian Church, which is currently using the facility. She said she is also a resident of the community and uses 1st Avenue every morning to access the freeway. She said she would be interested to see the results of a traffic study for the subject property. She noted that many people use 1st Avenue to access the freeway right now. Ms. Piorluissi also referred to the stream that runs through the subject property. The kids who currently attend the church play in this area, but they are careful that the stream remains protected. She asked Northwest Center if they would be willing to offer the Philippino American

Christian Church a space in their building after it is remodeled. She expressed her belief that the church presently provides a significant value to the community.

Commissioner Piro asked Ms. Piorluissi to share more about her experiences traveling on 1st Avenue. Ms. Piorluissi said she has to be at work by 9:00 a.m., so she usually uses the street between 6:30 and 8:00 in the morning. By 8:00 a.m. the street is very congested. Commissioner Piro asked about traffic conditions on the street at other times of the day. Ms. Piorluissi noted there is a playfield located in the area, and there is not adequate parking to accommodate the people who are attending the games. They have to park on the street, and this contributes to the traffic congestion.

Steve Little, Northwest Center, pointed out that a traffic study from their Queen Anne site was provided in the application packet. The study identifies the hours the proposed new facility would operate. He noted that the proposed new facility would be slightly larger, but the Queen Anne facility is located on a very narrow, small street that is used for access to the parking lot. Commissioner Behrens said he reviewed the traffic study and other information submitted by the applicant. He suggested the community's concern is not so much that there would be an overwhelmingly negative impact, but they believe there is already a traffic problem. Mr. Little said he attends one of the churches in the area, so he is aware of the current traffic conditions on 1st Avenue.

Commissioner Broili pointed out that the traffic study identified 120 vehicles each day at the facility. He asked what times of day the heaviest traffic would occur. Mr. Little said the heaviest traffic (about 14 vehicles) occurs at about 8:15 a.m., 5:00 p.m. and 5:30 p.m. Commissioner Piro summarized the chart found in the Staff Report on Page 60, which identifies a 15-minute period of heavy traffic in the morning and a peak of about 15 cars. A similar situation would occur in the evening, as well. Throughout the rest of the day, there would be single-digit travel in and out of the facility. Mr. Little said he can understand the community's concern about potential traffic increases. However, he suggested the public was expecting a large facility with people being dropped off in waves, and that would not really be the case in their situation.

Les Nelson, Shoreline, attested to the traffic situation on 1st Avenue. He said he used to use the street to access the Northgate Park and Ride because it provided an easier route. However, the traffic sometimes backs up all the way to the next intersection. He noted that a lot of cars come from Lakeside School. Cars that are trying to turn left to get to the freeway only have one lane and this tends to block traffic. He suggested the City consider requiring a left turn pocket at this intersection and/or widen the lane.

Ms. Hafermann advised that the design team includes a landscape architect who has experience with stream restoration and native landscaping. She summarized that protecting the stream would be addressed during the next phase of the project.

Final Questions by the Commission

Vice Chair Hall asked if Thornton Creek is located on the subject property or on the parcel that is adjacent to Interstate 5. Mr. Szafran said the creek is located within the Interstate 5 right-of-way, but the buffer for the Type 2 Stream lies on the subject property. Vice Chair Hall referred to the discussion in the staff report about conditioning potential future development on buffer enhancements a property owner could do to protect the buffer area. He noted that some of the options, such as taking the stream out of its concrete channel, would not be available to the owner of the subject property because it is not on the subject property. Mr. Szafran concurred.

Commissioner Broili asked for clarification about where the subject property line is located in relation to the stream. Vice Chair Hall said there appears to be a distance of 20 or more feet between the thread of the stream and the property line. Ms. Hafermann said the stream buffer, without mitigation is 110 feet. With mitigation, it would be 75 feet. She noted that both of these distances, as well as the property line are shown on the site plan. She added that the high water mark is located off of the subject property, and the fence runs along the setback buffer.

Commissioner Kaje said he, too, has observed the serious traffic situation that exists at 1st Avenue and 145th Street. He asked if options for resolving the problems at this intersection have been discussed as part of the City's Traffic master plan. Mr. Szafran said this intersection has not been identified in the City's Traffic master plan. He noted that when Aegis was built, no improvements were required. Mr. Cohn added that if and when a development proposal is submitted to the City, various options for mitigating the problems would be considered. However, he cautioned that the required mitigation would have to be appropriate to the impact associated with the proposed new development.

Commissioner Piro pointed out that the Staff Report indicates the applicant contacted at least 120 people, most of whom were neighbors of the subject property. However, only six people attended the public outreach meeting that was conducted by the applicant and one person submitted written comments. Mr. Szafran said he also received one telephone call from a neighbor who was seeking more information about the proposed change. Commissioner Piro noted that the applicant prepared an information piece for the community meeting, as well as a response piece to address the concerns and questions that were raised. He asked if the response piece was circulated throughout the community, or just to those who attended the community meeting. Mr. Szafran said the response piece was sent to one meeting participant.

Chair Kuboi asked how staff reached the determination that traffic would not be significantly impacted. Mr. Szafran explained that it is difficult for staff to evaluate traffic impacts as part of a rezone application because they don't have specific information about the type of development that would occur on the site. Staff would carefully review the traffic impacts associated with the proposal after a building permit application has been submitted. To prepare the staff report for the rezone application, staff reviewed the traffic study that was done for the applicant's Queen Anne site and applied it to the subject property.

Chair Kuboi pointed out that an R-24 zoning designation would allow the property to be developed with up to 38 more units than what the current R-12 zoning would allow. He asked to identify the potential traffic impacts associated with an R-24 zoning designation. Mr. Cohn responded that, generally, the peak traffic impact associated with multi-family development is about .6 trips per unit. Therefore, an R-24 zoning designation could potentially result in 48 additional peak hour trips. Generally, neighborhood and arterial streets do not have trouble accommodating this additional capacity. Commissioner Broili asked how many units could be developed on the subject property if it were rezoned to R-18. Mr. Szafran answered that up to 54 units would be allowed.

Vice Chair Hall referred to the statement in the Staff Report that there is an abundance of parking on site. He questioned how many parking spaces would be available. Mr. Szafran answered there would be 125 parking spaces available. Vice Chair Hall pointed out that in the structure's current use as a church, it would be normal to have larger community events occur from time to time. He asked if anything would prevent the applicant or a future property owner from holding an event that draws as many as 125 cars within a short period of time. Mr. Szafran answered that this type of use would be permitted.

Commissioner Behrens asked if staff would discourage an applicant from applying for a rezone if the subject property was located on a street that is already stressed to a point where traffic is a severe problem. Mr. Cohn said this would be a site-specific decision. For example, when considering an application that would double the housing density, traffic impacts would not likely prevent the application from being approved since the problems could likely be mitigated. However, if an applicant proposes a significant change in use, staff would probably ask for more information to help them determine what the impacts would be. Mr. Szafran pointed out that the Comprehensive Plan identifies the subject property as high-density residential. For example, the City would not approve a development permit for 76 residential units unless the traffic engineer agrees the impacts could be adequately mitigated. Commissioner Behrens said it is important to keep in mind that only one side of 1st Avenue is zoned high-density residential. The properties on other side of the street are zoned R-6. One could make another argument that the proposed rezone would result in a significant impact to the R-6 zoned properties.

Commissioner Piro referred to the advice offered by City Attorney Collins that the Commission should not focus on the proposed uses for the subject property. He recalled that public comments noted the sidewalk gap that exists in front of the subject property. While the rezone process, itself, would not trigger a requirement for the applicant to develop a sidewalk, perhaps there would be an opportunity for the City to negotiate with the applicant to provide a sidewalk at some point in the future when the project moves forward. Mr. Szafran responded that the City would require frontage improvements if the applicant submits a proposal that triggers the City's existing thresholds.

Deliberations

COMMISSIONER PIRO MOVED THE COMMISSION RECOMMEND APPROVAL OF THE REZONE APPLICATION AS PRESENTED IN THE STAFF REPORT. COMMISSIONER KAJE SECONDED THE MOTION.

Commissioner Piro said he would also be willing to consider the option of rezoning the property to R-18 instead of R-24. He said he believes a project of this type is a welcome use at this particular location and would be a compatible use between the Aegis property and the churches. The type of service provided by the Northwest Center would enrich the community, and there are numerous people in the City who would benefit from their services.

Commissioner Piro said he appreciates the conscientious effort of the citizens and staff to consider Thornton Creek and its environmental function. He suggested that the proposed project would allow the creek to remain well-protected, and there may be opportunities for mitigating and improving the buffering treatments around the facility.

Commissioner Piro said the citizens have raised legitimate concerns, but he doesn't see any of them as being deal breakers. Neither the proposed use nor future uses would overwhelm the parking situation. If anything, there would be less demand for parking than what was required by the church. While he agrees there are traffic problems on 1st Avenue during certain times of the day, part of the problem is related to the attractiveness of the traffic signal that is close to 145th Street and Interstate 5. He suggested that only about 20% of the traffic generated by the proposed facility would really impact the high peak times of day. He expressed his belief that, as the project moves forward, the City would be in a very good position to negotiate for certain amenities to serve the community, such as providing sidewalk connections.

Commissioner Kaje agreed with Commissioner Piro that the traffic issue really has nothing to do with the uses that are located on the street. It has much more to do with how the intersections are managed. The intersections are poorly served, and this is an issue that both Seattle and Shoreline must address at some point in the future. He said he is not personally concerned that the level of use proposed or a level of use that could happen if the property were developed as residential units would trip the threshold. However, he recognizes there is a very real traffic problem on 1st Avenue that the City must pay close attention to.

COMMISSIONER BROILI MOVED TO AMEND THE MOTION TO REZONE THE PROPERTY TO R-18 INSTEAD OF R-24. THE MOTION DIED FOR LACK OF A SECOND.

Commissioner Broili commended staff for providing the full transcript of the neighborhood meeting. It was very helpful and gave him a real sense of the community's concerns. He said he would like staff to provide this information as part of the Staff Report for all future rezones. He said he also appreciated Mr. Szafran's remarks about

the potential development impacts. Sometimes, the Commission gets sideswiped later by not having full disclosure on what they are supposed to be focusing on.

Commissioner Broili reminded the Commission that they are being asked to make recommendations about the appropriateness of zoning changes based on land use issues. However, the presentations provided by both the staff and the applicant were about the applicant's planned use and not really about overall land use. This makes it difficult for the Commission to make a recommendation based solely on land use. He said he believes the proposed use would be appropriate, but he has concerns about the number of residential units that could potentially be developed if the property were rezoned to R-24. He noted that several citizens expressed concern that the rezone could result in higher density if the property is sold to someone else. He said he would be more in favor of an R-18 zoning designation, since it would achieve the same goal and address the needs of the applicant. R-18 zoning would ensure the end results are what the Commission expects them to be.

Vice Chair Hall suggested most of the problem of traffic on 1st Avenue is not related to Shoreline residents going to Shoreline locations; it is cut through traffic to the freeway. The long-term solution would be to work with the Washington State Department of Transportation to either meter the 145th Street onramp to Southbound Interstate 5 or remove the meter from the 205th or 175th Street onramps. That way the people in Edmonds and Mountlake Terrace would not speed through Shoreline in order to avoid the backups at 175th and 205th Streets. He summarized that while the traffic situation on 1st Avenue is miserable, it has nothing to do with the existing uses on the street.

Vice Chair Hall agreed with Commissioner Broili that the Commission should not focus too much on the proposed use for the subject property. It would be easy to recommend approval of the rezone to accommodate the special needs population. However, the applicant has the right to sell the property in the future. In order to be responsible, the Commission must base their decision on the possibility that the land could be developed at its maximum allowed density. He pointed out that the intensity of the current use has a lot of traffic and community impacts, particularly on the weekends. He said he is not convinced that the traffic or parking would be worse if the property were developed at the maximum number of units allowed in an R-24 zone. Regarding concerns associated with bulk, scale and intensity of potential development, he said it is important to remember that the site abuts Interstate 5 on one side and the Aegis development on another. This is definitely a site that could accommodate a higher density with very little impact. He expressed his belief that changing the zoning to give an opportunity for any kind of redevelopment would end up benefiting Thornton Creek since any future development would require mitigation to protect the creek.

Vice Chair Hall summarized that when looking at land use, the location, adjacent uses, etc. he thinks the proposed R-24 zoning designation would be more consistent with the Comprehensive Plan and would promote density in an area that's appropriate. In addition, he said he is not convinced it would be a detriment to the community. He said he would support the rezone as proposed.

Commissioner Broili expressed concern that traffic studies are not completed until after a rezone action has been approved. He said that by their very nature, rezone actions are going to have some traffic impacts. He said that while he doesn't disagree with Vice Chair Hall's points for rezoning the property to R-24, a future property owner could submit an application to rezone the property to R-24 or R-48. Rezoning the property to R-18 at this time would more appropriate because it would slow the change down and still allow the applicant's proposal to move forward. If a property owner wants to do something different at a future date, the Commission would have another opportunity to review the change.

COMMISSIONER BEHRENS MOVED THE COMMISSION AMEND THE MAIN MOTION TO REZONE THE PROPERTY TO R-18 INSTEAD OF R-24. COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Behrens expressed his opinion that R-18 zoning would make more sense given the property's location across the street from single-family residential development and adjacent to a park. He pointed that 1st Avenue is an extremely narrow street, and a potential R-24 multi-family development on the subject property would further constrain the area. He particularly expressed concern about the serious impacts this type of development could have on the residential properties on the other side of 1st Avenue. He agreed with Commissioner Broili's comment that the property should be rezoned in a more regulated fashion, and it would be better to err on the side of safety.

Commissioner Piro invited the applicant's representatives to share their thoughts on whether their proposal would be impacted one way or another if the property were rezoned to R-18 instead of R-24. Mr. Wunderlin cautioned that they would be unable to voice their support for R-18 zoning until they have completed a more extensive study to specifically identify how R-18 zoning would impact the proposal. They do not have a clear understanding of the differences between R-18 and R-24 zoning at this time.

Commissioner Kaje explained that the uses identified in the Development Code for R-18 to R-48 zoning are identical. The only difference between the zones is the density of housing units allowed. Mr. Szafran agreed that the only thing that changes between the R-18, R-24 and R-48 zoning designations are the development standards such as lot coverage, lot area, impervious surfaces, etc. Uses allowed would be the same for all three zones.

Vice Chair Hall agreed they don't want to create the opportunity for inappropriate development to occur on the subject property. However, the report provided by the staff does not provide adequate analysis for the Commission to make an informed decision about R-18 versus R-24 zoning. It may be that the differences in the development standards may make the property unsuitable for the applicant's proposal. An R-18 zoning designation might also require the applicant to redo the site plan. Until this analysis has been completed, he suggested it would be premature for the Commission to recommend R-18 zoning. He noted the significant amount of time and money the

applicant has already spent preparing their proposal for the Commission's review. Changing the zoning to R-18 could require them to start their process again. He concluded that unless a Commissioner has a compelling concern or can identify how an R-24 zoning designation would fail to meet the five rezone criteria, he would be in favor of recommending approval of the rezone as presented. He noted that the adjacent properties to the immediate north of the subject properties are already developed as R-24. He also pointed out that the property is already zoned R-12, which is a multi-family designation.

Mr. Wunderlin said the applicant chose to propose an R-24 zoning designation because all communication they had with the Planning and Development Services staff indicated R-24 zoning would be appropriate. They concluded that R-24 zoning would meet their criteria, and R-18 was never discussed as an option. In addition, all of their planning efforts have been based on an R-24 zoning designation. They would have to study many issues before they could voice their support for R-18 zoning.

Commissioner Broili said he is confident that Northwest Center would develop an attractive facility, so he doesn't want to recommend denial of their application. However, he expressed regret that staff didn't even consider the option of R-18 zoning. Without knowing what impacts R-18 zoning would have on the potential development of the site, it would be difficult for him to make an intelligent decision. This places him in a bad place. While an R-24 zoning designation would not necessarily be a bad thing, he would have liked the opportunity to take a more cautious approach.

Commissioner Behrens pointed out that the City Council would hold the final public hearing on the rezone proposal and make the final decision. He asked if it would be possible for staff to review the application further and provide additional direction to the City Council about whether R-18 or R-24 zoning would be most appropriate. Mr. Cohn explained that this is a quasi-judicial public hearing, which means the hearing before the City Council would be closed record review. Staff would be unable to add additional information to the record after the Planning Commission has closed their hearing.

Chair Kuboi cautioned the Commissioners to focus on the rezone application only, and not consider the project proposal that was presented by Northwest Center. He pointed out that until Commissioner Kaje observed that R-18 zoning would allow a respite care use, he did not sense that R-24 zoning was a major issue. He recommended the Commission focus on evaluating whether or not R-24 zoning would be appropriate for the subject property.

Commissioner Piro said that while he was intrigued with the notion of rezoning the property to R-18, the Commission doesn't really have adequate analysis to make that decision. He said he would not feel comfortable with the proposed motion to recommend R-18 zoning. He suggested the Commission focus on the main motion.

COMMISSIONER BEHRENS WITHDREW HIS MOTION TO AMEND THE MAIN MOTION. COMMISSIONER BROILI, THE SECONDER OF THE MOTION, CONCURRED.

Vote by Commission to Recommend Approval or Denial or Modification

THE MAIN MOTION TO RECOMMEND APPROVAL OF NORTHWEST CENTER'S REQUEST TO REZONE PROPERTY LOCATED AT 14800 – 1ST AVENUE NORTHEAST FROM R-12 TO R-24 WAS UNANIMOUSLY APPROVED. ***(Note: Commissioner Piro made the motion and Commissioner Kaje seconded.)***