

**PLANNING COMMISSION AGENDA ITEM  
CITY OF SHORELINE, WASHINGTON**

**AGENDA TITLE:** Type C Action: Quasi Judicial Public Hearing for a Site-Specific Comprehensive Plan Amendment and Rezone Application – File # 201492 and #301371 Located at 20060 15<sup>th</sup> Ave. NE.

**DEPARTMENT:** Planning and Development Services

**PRESENTED BY:** Steven Szafran, Planner II

**I. PROPOSAL**

The applicant, Eric Sundquist, and his agent, S. Michael Smith, propose to modify the existing Comprehensive Plan and zoning designations for a 15,374 Sq. Ft. parcel located at 20060 15<sup>th</sup> Ave. NE. The application before the Planning Commission is a request to change the Comprehensive Plan Land Use designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR), and to change the zoning designation from R-12 to R-48. In addition, the applicant is proposing to construct 7 single-family attached townhomes on this site where one duplex (two dwelling units) is currently under construction. The proposal has 9 total dwelling units in three separate buildings for an overall density of 25.5 dwelling units per acre. A site plan showing the site configuration of the proposal is included as **Attachment 1**.

Under the appearance of fairness doctrine, local land use decisions that are not of area wide significance shall be processed as quasi-judicial actions. Because this is an application for a site specific Comprehensive Plan amendment and rezone it shall be processed per RCW 42.36.010 as a Type C quasi-judicial action. A vicinity map showing existing zoning for the project site and adjacent properties is located in **Attachment 2**, and a vicinity map showing current Comprehensive Plan designations is attached as **Attachment 3**.

This report summarizes the issues associated with this project and illustrates how the proposal meets the criteria for site-specific Comprehensive Plan amendment and rezone as outlined in the Shoreline Municipal Code (SMC) section 20.30. Type C Actions are reviewed by the Planning Commission, where an Open Record Public Hearing is held and a recommendation for approval or denial is developed. This recommendation is forwarded to City Council, which is the final decision making authority for Type C Actions.

There is an Administrative Engineering Variance (#108867) associated with this request for a reduction of width for the access drive to the proposed townhomes and to the proposed mixed-use development to the north. The request is for a 24 foot wide drive aisle where a 30 foot drive aisle is normally required. This request was approved on March 7<sup>th</sup>, 2006. With the current designation of Ballinger Special Study Area and a zoning of R-12 there is the potential to build four single-family residences on the site subject to the Shoreline Development Code Standards. There is currently one duplex

(two dwelling units) under construction on the site and one existing single-family home. The proposed amendment and rezone would allow the construction of up to 17 dwelling units but the applicant is only proposing 9 units, also subject to the requirements of the Shoreline Development Code.

## **II. FINDINGS**

### **1. SITE**

The subject site is located at 20060 15<sup>th</sup> Ave. NE and is on the east side of 15<sup>th</sup> Ave. NE, approximately 450 feet south of Ballinger Way N. The site is currently being developed (building permit # 107844) with a duplex oriented towards 15<sup>th</sup> Ave. NE. The site is relatively flat with a small slope on the easternmost area of the site. There are few trees and vegetation. Access to the property is from a 24 foot driveway off of 15<sup>th</sup> Ave. NE that is proposed to serve this development along with the proposed mixed use development to the immediate north.

### **2. NEIGHBORHOOD**

The project site is located in the Ballinger Neighborhood. Access to the property is from 15<sup>th</sup> Ave. NE and the street is classified as a Principal Arterial. The site is surrounded by a variety of zoning and land-uses (see Attachments 1 and 2). To the north are two parcels owned by the applicant, zoned R-48 and proposed for a mixed use development consisting of a 21-unit apartment building and office space for an overall density of 47.5 dwelling units per acre. To the east are commercial uses zoned Community Business (CB) fronting along Ballinger Way N. A duplex zoned R-12 is to the south with higher density apartments to the south of that zoned R-24. Across 15<sup>th</sup> Ave. NE to the west are a mini-warehouse development and townhomes zoned R-24 and single-family residences zoned R-12. Most of the surrounding land uses gain access from 15<sup>th</sup> Ave. NE and the street is wide with full frontage improvements (curb, gutter, and sidewalk). On-street parking is available.

### **3. PUBLIC PROCESS AND COMMENTS**

The application process for this project began on December 16<sup>th</sup>, 2005 when the pre-application meeting was held with the applicant and city staff. The applicant held the required neighborhood meeting on December 23<sup>rd</sup>, 2005. The formal application was submitted to the City on December 30<sup>th</sup>, 2005. The application was determined complete on January 9<sup>th</sup>, 2006. A public notice of application and public hearing was 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 sites on February 2<sup>nd</sup>, 2006. Notice was also given to the Ballinger Neighborhood Association. The notice asked for public comments on the proposal and advertised a preliminary SEPA Threshold Determination. No letters of public comment regarding this proposal were received. There were also no comments received during the required neighborhood meeting.

On March 2<sup>nd</sup>, 2006 upon expiration of the public comment period, a Notice of Public Hearing and SEPA threshold of determination was mailed to the property owners within 500 feet of the project site, as well as the parties of record. The site was also posted and the notice was published in the Seattle Times and Shoreline Enterprise.

#### 4. ENVIRONMENTAL REVIEW

City staff has reviewed the environmental checklist submitted with the application in conjunction with resources on file with the City. The following is a summary of the findings:

Wildlife: There is no known priority or endangered species found at this site, and this parcel provides little functional value to support wildlife habitat in its current state (It is a mostly flat, cleared site with little vegetation).

Traffic, Infrastructure and Utilities: The *Institute of Transportation Engineers Trip Generation Manual* was used to determine the potential number of p.m. peak hour trips generated. If developed as proposed (9 dwelling units), the site's total estimated p.m. peak hour vehicle would not exceed 9. SMC 20.60.140 (A) identifies that any proposal that would generate 20 or more p.m. peak hour trips requires submittal of a traffic study. No traffic study has been required but the applicant has submitted a traffic assessment comparing the traffic impacts of the current single-family residence on-site and the proposed town home project. The traffic assessment found no significant differences in traffic volume between what exists on site as compared to the proposed increase in density. **Attachment 4** contains the traffic assessment of the existing and proposed development. The attachment is based on 10 units the applicant was originally proposing. The current proposal is for 9 units.

Some utilities will need to be upgraded. The Shoreline Water District currently has a 6 inch water line in the street in front of the property. On May 17<sup>th</sup>, 2005 the District's Engineers ran a fire flow analysis showing 1,410 gpm fire flows. This is less than required by the District and will require water system improvements before water can be delivered to the property. Additionally, sewer lines will need to be upgraded and extended as indicated on the sewer availability certificate.

This site is located within close proximity to a well served public transportation corridor 15<sup>th</sup> Ave. NE and Ballinger Way N. and both of these streets are identified on City transportation maps as a Principal Arterials. There are many bus routes serves along 15<sup>th</sup> Ave. NE and along Ballinger Way N. Frontage improvements currently exist on 15<sup>th</sup> Ave. NE and may need to be upgraded. These upgrades would include sidewalk, curb and gutter and will be discussed at the time of building permit issuance.

Future development of this site will also require that the infrastructure accommodates anticipated storm water increases caused by an increase in impervious surfaces. Storm water improvements would be required as part of the building permit process.

Housing: There is a duplex under construction on the site. There is also an existing single-family home on the site that will be demolished in the near future. The proposed Comprehensive Plan amendment and rezone is to change the land use designation from Ballinger Special Study Area to High Density Residential (HDR) and rezone from R-12 (12 dwelling units per acre) to R-48 (48 dwelling units per acre). The approval of this action would potentially allow for up to 17 dwelling units (9 total units are proposed) subject to the density and design standards of the Shoreline Development code.

Aesthetics and Land Use: The R-48 zoning district has a building height limit of 50 feet, while the R-12 zone has a 35-foot height limit. The height of the proposed townhomes and duplex under construction are 32 feet, well under the allowed maximum height of 50 feet. The townhomes will incorporate required design elements as identified in the Development Code and include such elements as horizontal offsets in ridge lines, gables, porches and balconies. The following table reflects the differences in development standards for R-12 and R-48 residential development as outlined in SMC 20.50.020.

<b>Standard</b>	<b>R-12</b>	<b>R-48</b>
Front Yard Setback	10'	10'
Side yard Setback	5'	5'
Rear yard Setback	5'	5'
*Side and Rear Setback (From R-4 and R-6; to serve as a buffer)	N/A	N/A
Base Height	35'	50'
Maximum Building Coverage	55%	70%
Maximum Impervious Surface	75%	90%

Tree Removal: There are seven significant trees (8 inches or greater conifers) located along the eastern and southern boundaries of the subject site. The applicant is allowed to remove up to six significant trees without a permit. If the applicant is intending to remove all seven significant trees, the applicant will need to comply with Section 20.50.320 of the Shoreline Development Code regarding tree protection and replacement.

SEPA Threshold Determination. Based on the above analysis, information provided in the checklist and from the public and other agencies, the City has issued a Determination of Non-significance (DNS) for this site specific Comprehensive Plan amendment and rezone, based on the findings that the proposed land use action generally does not exceed impacts that would be permitted under the proposed land use designation and zoning. See **Attachment 5** for the SEPA Threshold Determination.

## **5. CRITERIA**

Comprehensive Plan Amendments and Rezones are subject to criteria contained in the Development Code. The proposal must meet the decision criteria listed in Section 20.30.320(B) and 20.30.340 of the SMC. The criteria are listed below, with a discussion of how the request meets the criteria.

## **SITE SPECIFIC COMPREHENSIVE PLAN AMENDMENT:**

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

This amendment is consistent with the Growth Management Act (GMA) in that it will allow for an increase in housing choice, a higher density of housing in an urban area, and an increase in the type of housing needed by seniors and smaller families. Three of the statutory goals identified in the state GMA legislation will be met by this project:

1. Guide urban growth to areas where urban services can be adequately provided.
2. Reduce urban sprawl.
3. Encourage efficient multi-modal transportation systems.

The proposal was analyzed and found to be consistent with the King County Countywide Planning Policies. The following is a discussion of how this proposal promotes Countywide planning policies:

### ***Analysis of June 2004 King County Countywide Planning Policies:***

***FW-11*** *The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. An Urban Growth Area, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes countywide establishment of a boundary for the Urban Growth Area. Local jurisdictions shall make land use decisions based on the Countywide Planning Policies.*

Approval of this proposal promotes the efficient use of land by allowing for a higher density of dwelling units and concentrating development within an urban growth area.

***FW-12*** *The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted.*

This proposal helps the City of Shoreline meet City growth targets as identified in the Shoreline Comprehensive Plan. By allowing the proposed change in density, a parcel that has a high level of urban services can redevelop and not place an additional burden on infrastructure.

***FW-12(a)*** *All jurisdictions within King County share the responsibility to accommodate the 20-year population projection and job forecast. The population projection shall be assigned to the four sub areas of King County (Sea-Shore, East, South and the Rural Cities) proportionate with the share of projected employment growth. Anticipated growth shall be allocated pursuant to the following objectives:*

*a. To ensure efficient use of land within the UGA by directing growth to Urban Centers and Activity Centers;*

Approval of this proposal would allow for an efficient use of land that is currently underdeveloped in an area with a high level of urban services. Although not officially designated as an activity center, the Ballinger commercial area acts as one.

*b. To limit development in the Rural Areas;*

N/A

*c. To protect designated resource lands;*

N/A

*d. To ensure efficient use of infrastructure;*

Approval of this proposal would allow for the development of this parcel at a higher density in an area with available infrastructure.

*e. To improve the jobs/housing balance on a sub area basis;*

Approval of this proposal would improve the jobs/housing balance in the Seattle-Shoreline sub area by locating additional units within the City of Shoreline.

*f. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and*

This proposal would allow for the development of a parcel that is located adjacent to a well served transit corridor.

*g. To provide sufficient opportunities for growth within the jurisdictions.*

Approval of this action would provide opportunity for growth by allowing for the placement of 9 dwelling units where only 4 would have. been allowed.

***LU-28*** *Within the Urban Growth Area, growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized such that infrastructure improvements can be easily extended; and c) last, to areas requiring major infrastructure improvements.*

By allowing for the development of this parcel at a higher density, this proposal would allow for a higher density development in an urbanized area with existing infrastructure capacity.

***Analysis of City of Shoreline Comprehensive Plan Land Use Element LU5:***

The most directly applicable policy in the Comprehensive Plan is Land Use Element Policy LU5, which addresses the Comprehensive Plan Amendment process:

*Ensure that the Shoreline City Council can amend the Comprehensive Plan once a year, as established in the Growth Management Act, through an amendment process that includes:*

- a detailed statement of what is proposed to be changed and why;
- a statement of anticipated impacts from the change and issues presented;
- a demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- a statement of how the amendment complies with GMA goals, Countywide planning policies, City vision, and the State Environmental Policy Act (SEPA);
- a statement of how functional plans and capital improvement programs support the change;
- public review of the recommended change, necessary implementation, and alternatives to the change; and
- Planning Commission review and recommendation based on findings of fact.

This report, plus application materials submitted by the applicant, contains a detailed statement of the development proposal. The anticipated impacts and issues have also been presented in the findings section of this report.

Existing Comprehensive Plan Guidance for this parcel is not well defined and the Ballinger Special Study Area does not address changing land uses. The Ballinger Special Study Area is referred in the Comprehensive Plan as anticipating that the underlying zoning shall remain the same. However, there is precedent for change in this area. Last year, a Comprehensive Plan Amendment changed the designation of a nearby parcel from BSSA to HDR with a concurrent zone change from R-6 to R-24 approximately 1,500 feet to the south. Higher density development is occurring in this area, and this proposal reflects this change.

The 2005 Shoreline Comprehensive Plan has established a growth target of 2,651 new housing units, and has also anticipated that Shoreline would accommodate 2,618 new jobs by 2022. The 2005 Comprehensive Plan anticipated employment within City limits to reach 19,815 jobs by 2015 with the addition of 1,600 to 2,400 housing units.

The 2005 Comprehensive Plan identified different areas of the City where growth would likely occur and could be accommodated. A Comprehensive Plan Land Use map was adopted, and in some areas of the City allowed densities and intensity of uses to be increased. In many instances this change occurred in areas that had previously developed at a much lower intensity. The characteristics of this site lend itself to redevelopment at a higher intensity.

As discussed on page 4 of this report, SEPA requirements have been met. Adequate utilities, infrastructure and transit exist in the area with some noted upgrades. Notice of this application was sent to all utilities serving the area and no comments were received. Additionally, water and sewer availability certificates were submitted as part of the application requirements. These certificates indicate, with certain modifications, adequate capacity for the proposal. Those modifications will be addressed at the building permit stage of the process.

### ***Analysis of Framework Goals:***

***FG1:*** Accommodate anticipated levels of growth and enhance the quality of life within the City of Shoreline.

Approval of the proposed amendment and concurrent zone change would allow for the construction of a total of 9 dwelling units, 5 more than currently permitted, adding to the City's housing stock, provides a variety of housing types, and assists the City in meeting its established growth targets.

***FG2:*** Promote quality building and development that is compatible with the surrounding environment.

The project on this site will be required to meet the standards of the Shoreline Development Code and other adopted Codes. Designs will be compatible with the existing multifamily buildings in the vicinity and will meet the Shoreline Development Code requirements.

***FG3:*** Support diverse and affordable housing opportunities which provide for Shoreline's population growth.

Approval of this amendment would allow for the construction of 5 additional dwelling units more than currently permitted on this site. The 9 total units would be targeting smaller families and singles and priced below the average cost of a new single-family home.

### ***Analysis of 2005 Adopted Comprehensive Plan Goals and Policies:***

#### **Land Use Goals:**

***Goal LU I:*** To assure 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 to maintain Shoreline's sense of community.

Designation of this parcel as High Density Residential (HDR) would allow for the construction of multiple units as an efficient use of land, potentially offering low maintenance construction and targeting smaller families and singles. Due to the site's proximity to well-served public transportation corridors, this amendment would allow for opportunities to use alternative means of transportation and help serve as a transition zone between commercial and lower density uses.

***Goal LU III:*** Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.

Approval of this proposal would allow for the creation of up to nine housing units, as proposed by the applicant, adding to the housing stock in the City of Shoreline. As there is suitable infrastructure in place, this development would not cause an undue burden on the facilities in the area.

#### **Land Use Policies:**

***LU8:*** Ensure land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.



Through approval of this proposal and the re-designation of this parcel as High Density Residential (HDR), the nine dwelling units the applicant is proposing could be placed on this parcel. This would allow for an increase in the housing stock that is more appealing to smaller families and seniors.

**LU14:** *The High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or 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.*

This proposal is in an area where high density apartments and other multi-family developments exist. The subject parcel is near commercial shopping centers, transit routes and other high intensity uses.

### **Housing Goals:**

**Goal H I:** *Provide sufficient development capacity to accommodate the 20-year growth forecast in an appropriate mix of housing types by promoting the creative and innovative use of land designated for residential and commercial use.*

Increasing the development potential of this parcel would help increase the housing stock within the City and provide for a better use of an underdeveloped parcel. The nine potential attached townhomes will be priced less than an average new single-family home, giving more choice for those who want to live in a new unit.

**Goal H III:** *Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.*

Approval of this request to change the land use designation of this parcel from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) would enhance the ability of this parcel to serve as a transition zone between areas of commercial uses to the north and east, and allow for construction compatible with the adjacent multiple family buildings to the south and west.

### **Housing Policies:**

**H1:** *Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the City.*

Changing the land use designation of this parcel from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) will allow for the construction of nine single-family attached homes and add an increase in housing stock that is compatible with the adjacent neighboring parcels to the north, south and west while providing a buffer from the commercial uses to the east.

**H6:** *Encourage compatible infill development on vacant or underutilized sites.*

Changing the land use designation of this parcel to a higher density would allow for the construction of structures similar to those found on adjacent parcels to the south

and would help provide for a transition zone for those parcels found to the north and northeast.

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

The precedent for this type of development has already been set approximately 1,500 feet to the south. Application #201277, which changed the Comprehensive Plan Land Use Designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and also changed the zoning from R6 to R24, was passed by the City Council on June 13<sup>th</sup>, 2005. Although the Comprehensive Plan states that the Special Study Area is designated for future sub area planning, watershed planning, special districts or neighborhood planning and it is intended for the underlying zoning to remain; the zone change and Comprehensive Plan Amendment before the Planning Commission address a changing land use pattern in this neighborhood. Because of the need for a more diverse housing stock, this proposed amendment directly addresses the changing housing market and will help fill the need for higher density housing designed for smaller families and seniors. This amendment would allow for up to nine smaller families to live where only four would have. under the current zoning. Additionally, as the commercial properties continue to develop and expand, this amendment would allow this parcel to develop and serve as a transition zone between the Regional Business parcels to the north and east and existing residential uses to the south.

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

Because of the proximity to the large Regional Business uses to the north and east of this parcel, and the single and multi-family uses to the south and west, the proposed amendment would serve as a transition area between the zones. Additionally, the proposed amendment would allow for the construction of up to nine dwelling units, five more than currently allowed. The addition of these five dwelling units to the area would not place an unreasonable burden on the community facilities, the public health, safety or general welfare. To ensure that any future developments at this site would not impact the surrounding facilities, project permits would be required subject to compliance with the requirements of the Shoreline Municipal Code.

**SITE REZONE CRITERIA:**

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

Upon re-designation of this parcel to High Density Residential (HDR), the rezoning of this parcel from R-12 to R-48 will be consistent with the Comprehensive Plan. The following is a description of allowed uses within this Land Use Designation:

“High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or

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. The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, sub area plan or special district overlay plan has been approved. Appropriate zoning for this designation is R-12, R-18, R-24 or R-48 Residential.”

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

The future development of these sites shall show compliance with Title 20 of the Shoreline Municipal Code. Applicable sections of this code include, but are not limited to: Dimensional and Density Standards (20.50.010-20.50.050), Tree Conservation (20.50.290-20.50.370), Parking Access and Circulation (20.50.380-20.50.440), Wastewater, Water Supply and Fire Protection (20.60.030-20.60.050), Surface and Stormwater Management (20.60.060-20.60.130).

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

Upon approval of the proposed Comprehensive Plan amendment to change the Land Use designation from Ballinger Special Study Area (BSSA), to High Density Residential (HDR), the concurrent proposal to rezone the parcel from R-12 to R-48 would be consistent with the new Land Use Designation of the parcel. See Site Rezone Criteria #1 above.

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

The rezone and future development of the subject site will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.) exists in the area to support the proposed development. This has been verified through Certificate of Availability provided by the utility purveyor, and review of City storm water infrastructure records.

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

The rezone will help the City achieve the housing targets established by the Comprehensive Plan and required by the GMA. Further, this site is an appropriate place to accommodate development considering the intensity of the adjacent Commercial and High Density uses, because it is free of environmentally sensitive features, and because of close proximity to infrastructure.

### **III. CONCLUSIONS**

- 1. Consistency-** The proposed site specific Comprehensive Plan amendment and concurrent rezone is consistent with the Washington State Growth Management Act, King County Countywide Planning Policies, the City of Shoreline 2005 adopted Comprehensive Plan, and the City of Shoreline Development Code.

2. **Compatibility-** The proposed zoning is consistent with the proposed changes in land use designation as identified in this site specific Comprehensive Plan amendment.
3. **Housing / Employment Targets-** The project increases the ability for the City of Shoreline to achieve housing targets as established by King County to meet requirements of the Growth Management Act.
4. **Environmental Review-** The project has satisfied the requirements of the State Environmental Policy Act (SEPA).

#### **IV. PLANNING COMMISSION ROLE AND OPTIONS**

As this is a Type C action, the Planning Commission is required to conduct a Public Hearing on the proposal. The Commission should consider the application and any public testimony and develop a recommendation for rezone approval or denial. The City Council will then consider this recommendation prior to their final adoption of the application.

Planning Commission has the following options for the application:

1. Recommend approval to re-designate the land use and rezone parcel number 7417700031 based on the findings presented in this staff report.
2. Recommend denial of the re-designation and rezone application based on specific findings made by the Planning Commission.
3. Recommend changes to the proposal based on findings.

#### **V. PRELIMINARY STAFF RECOMMENDATION**

Based on the Findings and Site Specific Comprehensive Plan Amendment and Concurrent Zone Change Criteria, the City Staff recommend approval of application #201492 and #301371; a Site Specific Comprehensive Plan Amendment to change the land use designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and rezone from R-12 to R-48 for parcel number 7417700031 (20060 15<sup>th</sup> Avenue NE, Shoreline, WA 98177).

#### **VI. ATTACHMENTS**

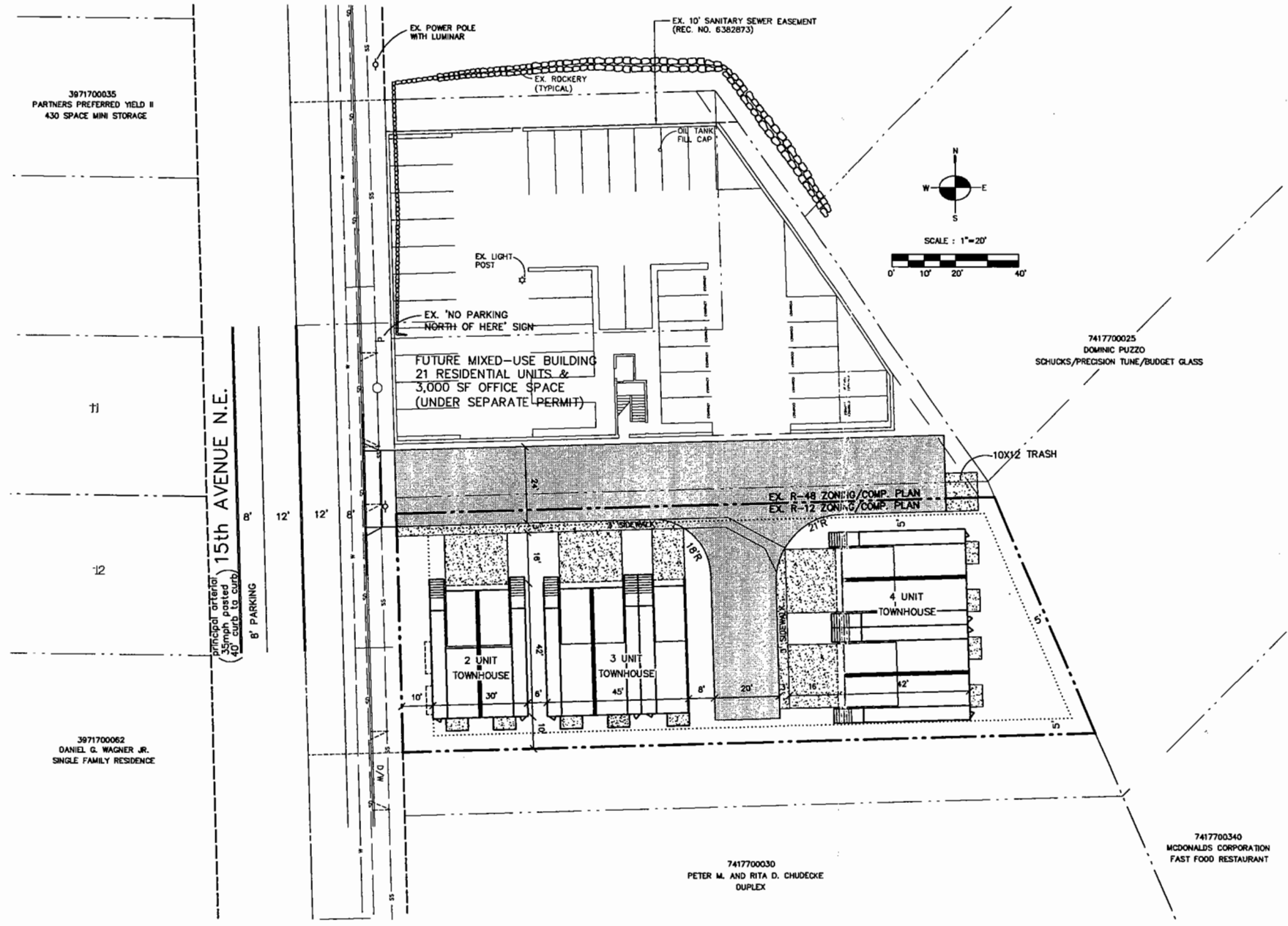
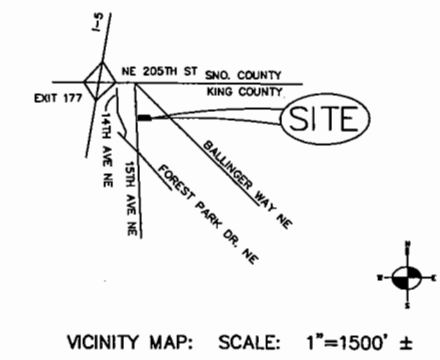
Attachment 1: Site Plan

Attachment 2: Vicinity Map with Zoning Designations

Attachment 3: Vicinity Map with Comprehensive Plan Designations

Attachment 4: Traffic Assessment from LSA Engineering

Attachment 5: Corrected SEPA Threshold Determination (with notice of public hearing)



**OWNER/DEVELOPER**  
 ERIC SUNDQUIST  
 P.O. BOX 1034  
 LYNNWOOD, WASHINGTON 98048  
 TELEPHONE: 425-670-2711  
 FAX: 425-774-8315  
 CONTACT PERSON: ERIC SUNDQUIST

**ENGINEER/SURVEYOR/PLANNER**  
 LOVELL-SAUERLAND & ASSOCIATES, INC.  
 19400 - 33RD AVE. W., SUITE 200  
 LYNNWOOD, WA 98036  
 TELEPHONE: 425-775-1591  
 FAX: 425-672-7998  
 CONTACT: MIKE SMITH

**COMPREHENSIVE PLAN DESIGNATION**  
 EXISTING: R-12  
 PROPOSED: R-48

**SITE AREA**  
 15,373 SF (0.353 AC.)  
**IMPERVIOUS SURFACE AREA**  
 PROPOSED IMPERVIOUS = 10,313 SF (67.08% OF SITE) (90% ALLOWED)  
**BUILDING COVERAGE**  
 PROPOSED AREA = 5,905 SF (36% OF SITE) (70% ALLOWED)

**PROPOSED DENSITY**  
 9 UNITS / 0.353 AC = 25.49 DU/ACRE

**TAX ACCOUNT NUMBER**  
 741770003100

**SITE ADDRESS**  
 20060 15th AV NE  
 SHORELINE, WA 98155

**LEGAL DESCRIPTION**  
 LOT 3, BLOCK 1, ROSE ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 20 FEET; AND EXCEPT THE NORTH 5 FEET.

**BASIS OF BEARINGS**  
 N 01°39'47" W, AS MEASURED ALONG THE MONUMENTED CENTERLINE OF 15TH AVENUE N.E. ACCORDING TO THE PLAT OF ROSE ADDITION NO. 2, FILED UNDER VOLUME 34 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

**BENCH MARK**  
 TOP OF BRASS DISK STAMPED "0211", LOCATED AT THE SOUTHWEST CORNER OF CONCRETE BASE FOR TRAFFIC SIGNAL STANDARD IN TRAFFIC ISLAND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 15TH AVENUE N.E. AND BALLINGER WAY N.E.  
 ELEVATION: 320.50  
 DATUM: NGVD 1988

**NOTES**  
 THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND DO NOT REFLECT THE LOCATION OF ALL UTILITIES ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. THE OWNER SHOULD CONTACT ALL UTILITY PURVEYORS IN THE AREA TO ASCERTAIN THE LOCATION AND DEPTH OF ALL UTILITIES.

**NOTE:**  
 ALL BUILDINGS WILL BE SPRINKLED.

**RECEIVED**  
 MAR 02 2006  
 P & DS

**REVISION**

201492

COMPREHENSIVE PLAN AMENDMENT  
 FOR  
**ERIC SUNDQUIST**  
 IN NW1/4, SECTION 4, T.26N., R.4 E., W.M.  
 CITY OF SHORELINE  
 KING COUNTY, WASHINGTON

<b>LSA</b> Lovell-Sauerland & Associates, Inc.		Engineers/Surveyors/Planners/Developers/Consultants		SHEET	
e-mail: info@lsaeengineering.com · web: lsaeengineering.com		19400 33rd Avenue W., Suite 200 · Lynnwood, WA 98036 · (425)775-1591 · (425)672-7998 fax		1	
DRAWN	CHECKED	DATE	P.R.	SCALE	FILE NO.
MH	JO	03-01-06		1" = 20'	4577-0-03
				4610, PG. 19	OF 1

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**SHORELINE**

Geographic Information System  
**City of Shoreline Zoning**

Representation of Official  
 Zoning Map Adopted By  
 City Ordinance No. 292.

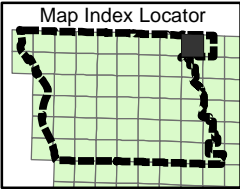
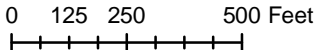
Shows amendments through  
 June 21, 2005.

Created on March 1, 2006

**Legend**

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

- Parcel Line
- Zone District Boundary
- City Boundary
- Unclassified Right of Way



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



**SHORELINE**

Geographic Information System

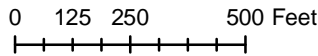
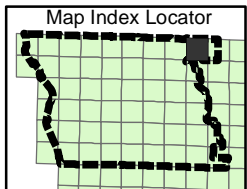
**City of Shoreline  
Comprehensive Plan**

Representation of Official  
Comprehensive Land Use  
Map Adopted By  
City Ordinance No. 292.

Shows amendments through  
July 26, 2001.

**Legend**

- LDR - Low Density Residential
  - MDR - Medium Density Residential
  - HDR - High Density Residential
  - Mixed Use
  - Community Business
  - Regional Business
  - Public Facilities
  - Single Family Institution
  - Special Study Area
  - Ballinger Special Study Area
  - Briarcrest Special Study Area
  - North City Business District
  - Paramount Special Study Area
  - Private Open Space
  - Public Open Space
- Parcel Line
  - Comprehensive Plan Land Use Boundary
  - City Boundary
  - Unclassified Right of Way



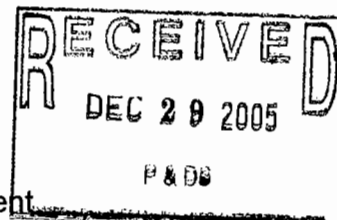
No Warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

Created on March 1, 2006

**ITEM 8.i - ATTACHMENT 4**

December 29, 2005  
LSA No. 4577

City of Shoreline  
Department of Development Services  
Attn: Steven Szafran  
17544 Midvale Avenue North  
Shoreline, WA 98133



Re: Viking Properties: 15<sup>th</sup> Ave NE 10- Unit Townhome Development  
Traffic Generation and Distribution

Dear Mr. Szafran:

The following letter has been prepared to address the request for traffic impact assessment for a proposed 10 unit townhome development by Viking Properties. This assessment supplements the application for a comprehensive plan amendment and concurrent rezone application for the 10 unit townhome development.

**Proposed Site Development**

The project is located on 15<sup>th</sup> Avenue NE approximately 1,000 feet east of Interstate Five and 500 feet south of NE 205<sup>th</sup> Street (SR-104). At this location 15<sup>th</sup> Ave NE serves as a arterial street providing north-south access between residential areas and the business and retail areas on SR-104. 15<sup>th</sup> Avenue NE is a two-lane street posted 35 mph in both directions along the projects frontage.

The proposed comprehensive plan amendment and concurrent rezone application seeks to reclassify the 15,000 sf parcel from its existing R-12 designation to R-48. Access to the site will be provided by a shared drive way with the property just north of the site. The neighboring property to the north currently zoned R-48 proposes to replace the current office building with a 3,000 sf office and 21 unit apartment complex in the near future. This report does not evaluate the proposed development of the northern parcel.

**Trip Generation**

The establishment of residential townhouse units will result in new traffic. The amount of new traffic, trip generation, can be determined using the trip generation rates provided in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition*. One existing single family home currently generates traffic on-site. Thus, net traffic generation will result from an increase of 10 townhome units with credit for the existing single family house (10 townhouse units - 1 existing SFR). The number of trips have been estimated using the average vehicle trip rates for *Land Use Code 210, Single Family Detached Housing*. Due to the relatively small size of the project a conservative approach using the *Single Family*



Detached Housing ITE code 210 was used instead of the Residential Condominium/Townhouse ITE code 230. The following table estimates the average weekday and PM peak hour trips for the project:

Table 1 Traffic Generation- Average Rates <sup>1</sup> 15 <sup>th</sup> Ave NE 10- Unit Townhome Development	
Total Average Weekday Trips (ADT)	
1 Existing single family residences at 9.57 ADT .....	9.6
10 Townhouse Units at 9.57 ADT .....	95.7
	Net = 86.1
PM Peak Hour Trips	
1 Existing single family residences at 1.01 vph .....	1.0
10 Townhouse Units at 1.01 vph .....	10.1
	Net = 9.1
Inbound Trips ( 63% ) .....	5.7
Outbound Trips ( 37% ) .....	3.4
1. Trip rates are average trip rates from ITE Trip Generation Manual, 7th Edition. Code 210	

**Trip Distribution**

The purpose of the trip distribution is to evaluate the impact of new traffic generated by the proposed development on the surrounding road system. Trip distribution from the proposed development is based on the distribution of peak hour trips. The traffic distribution uses a gravity model and considers the location of employment and retail centers. The distribution of the project's PM peak hour trips is shown in Figure 2.

**Project Access**

Along the frontage of the site 15<sup>th</sup> Ave NE is relatively straight and sloped at a constant grade and thus the access location has adequate entering sight distance in both directions. As discussed above, the project proposes to use a shared drive for joint access for the project and the parcel north of the site. The proposed 10 townhomes, the future 21 apartment units, and the 3,000 sf office building is expected to generate between 25 and 35 PM peak hour trips in total. This equates to less than one trip per hour during the peak hour. Thus, the proposed single shared access is expected to adequately serve both the project site and the northern adjacent parcel's future development.

I trust this information is sufficient for your current needs. Please let me know if you have any questions.

Sincerely,



Robert L. Long, P.E.

Attachments:

Figure No. 1- 10 Unit Townhome Site Plan

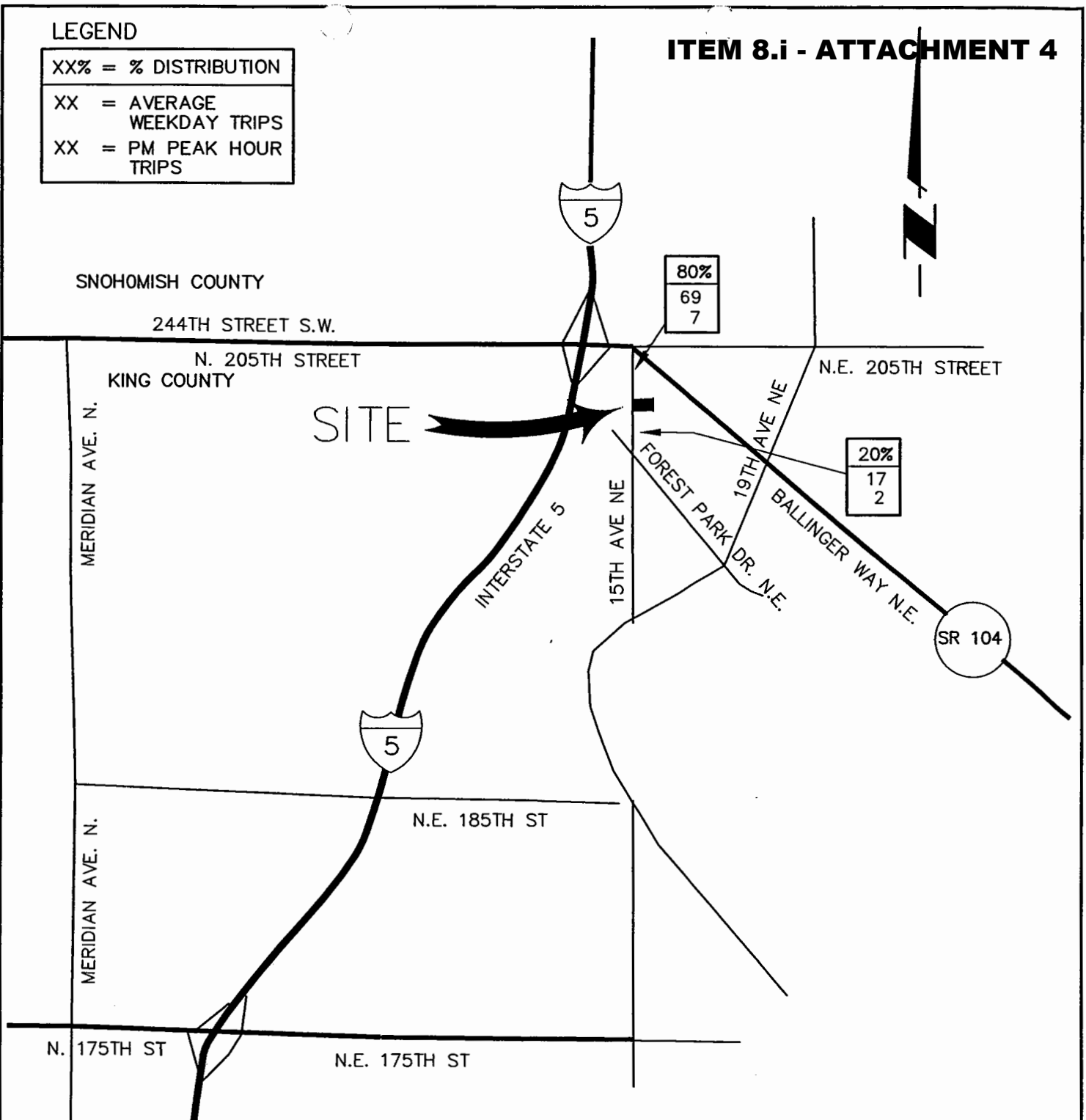
Figure No. 2- Trip Distribution



**LEGEND**

XX%	= % DISTRIBUTION
XX	= AVERAGE WEEKDAY TRIPS
XX	= PM PEAK HOUR TRIPS

**ITEM 8.i - ATTACHMENT 4**



NET TRAFFIC GENERATION

NET WEEKDAY ADT..... 86.1

NET PM PEAK HOUR.....9.1

VIKING PROPERTIES, INC. (10 UNITS)  
 NET TRAFFIC DISTRIBUTION MAP  
 FIGURE NO. 2



**CORRECTED NOTICE OF PUBLIC HEARING AND SEPA  
THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

**REZONE APPLICATION**

**PROJECT INFORMATION**

**PROPOSED ACTION:** Comprehensive Plan Amendment With Concurrent Rezone

**PROPOSED PROJECT DESCRIPTION:** 1. Change the Comprehensive Plan Land Use Designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and concurrently rezone from R-12 to R-48.  
2. Permit 9 total dwelling units (7 proposed attached single-family homes where one duplex is currently under construction) on a 15,374 square foot lot for an overall density of 25.5 units per acre.

**PROJECT NUMBERS:** 201492

**PROPERTY OWNER/  
APPLICANT/AGENT:** Eric Sundquist (Owner)/ S. Michael Smith (Owner's Authorized Agent)

**LOCATION:** 20060 15<sup>th</sup> Avenue NE, Shoreline, WA

**CURRENT ZONING:** R-12 (Residential 12 dwelling units/acre)

**CURRENT COMPREHENSIVE PLAN  
LAND USE DESIGNATION:** Ballinger Special Study Area

**DATE OF APPLICATION:** December 30<sup>th</sup>, 2005

**DETERMINATION OF  
COMPLETENESS:** January 9<sup>th</sup>, 2006

**EFFECTIVE DATE OF NOTICE:** March 16<sup>th</sup>, 2006

**END OF APPEAL PERIOD:** March 30<sup>th</sup>, 2006 5:00 P.M.

**OPEN RECORD HEARING DATE:** April 6<sup>th</sup>, 2006 7:00 P.M.  
Shoreline Center, Board Room, 18560 1<sup>ST</sup> AVE NE, Shoreline WA

**PROJECT REVIEW**

The Planning and Development Services Department has conducted an initial evaluation of the project proposal in accordance with procedures outlined in the Shoreline Municipal code. Issuance of this notice does not constitute approval of this project proposal for construction; the project will require issuance of a building permit, right-of-way use permit, and ancillary permits. Additional conditions based on further staff review may be required for incorporation into the project proposal.

Information related to this application is available at the Planning and Development Services Department for review. Preliminary determination of the development regulations that will be used for project mitigation and consistency include, but are not limited to: the *Shoreline Municipal Code*, *City of Shoreline Comprehensive Plan*, *International Building Code*, *International Fire Code*, and *King County Surface Water Design Manual*.

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

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340. The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment and that an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of the submitted SEPA Environmental Checklist, the rezone application, technical information reports and other information on file at the City of Shoreline. This information is available for public review upon request at no charge.

**PUBLIC COMMENT AND APPEAL INFORMATION**

There is no additional comment period for this DNS. The optional DNS process as specified in WAC 197-11-355 is being used. The Notice of Application issued on February 2<sup>nd</sup>, 2006 stated the intent of the City of Shoreline to issue a DNS for this proposal using the optional process. Appeals of this DNS must comply with the Shoreline Municipal Code (SMC) general provisions for land use hearings and appeals and be received by the City of Shoreline on or before March 30<sup>th</sup>, 2006 at 5:00 p.m. The accompanying appeal fee is \$380.00. For questions, please contact Steven Szafran, Project Manager at 206-546-0786, or write to: *City of Shoreline Planning and Development Services, 17544 Midvale Avenue North, Shoreline, WA 98133*