
Commission Meeting Date: September 19, 2007

Agenda Item: 10.a

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Study Session on Planned Area 4 (Ridgecrest Commercial Center) DEPARTMENT: Planning and Development Services PREPARED BY: Steven Szafran, AICP, Associate Planner PRESENTED BY: Joe Tovar, Director, Planning and Development Services</p>

SUMMARY

The City of Shoreline Planning Staff intends to initiate a legislative zone change for all commercially zoned parcels in the Ridgecrest commercial area, which includes the four corners of NE 165th Street and 5th Avenue NE. These areas are currently zoned as Neighborhood Business (NB).

Staff is developing a number of legislative zone changes in specific areas of Shoreline. These areas include: Town Center, Shoreline Community College, South Aurora Triangle, and the Ridgecrest Commercial area. These will be referred to as "Planned Areas" and each area will have zoning regulations tailored to and specific for the Planned Area.

The Ridgecrest Commercial Area (i.e., all four corners) will be titled "Planned Area 4". While all four corners will be rezoned to "Planned Area 4", the zoning regulations presented at this meeting will only apply to the former bingo site, noted on the map as Planned Area 4a. The other corners of NE 165th and 5th Avenue NE, noted as Planned Areas 4b, 4c, and 4d, will adopt the current (NB) zoning regulations. .

The purpose of this workshop is to discuss the new zoning designation titled, "Planned Area 4" and the development regulations that dictate development within this zone.

The regulations for Planned Area 4a reflect a form-based code. The concepts that underlie form-based codes have been discussed by Mr. Hinshaw (in the speakers' series) and by Mr. Tovar. A form-based code seeks to create a predictable realm by controlling physical form primarily, with a lesser focus on land use. Form-based codes address the relationship between building facades and the public realm, the form and the mass of buildings in relation to one another, and the scale and types of street and blocks. This is in contrast to conventional zoning's focus on the segregation of land use types, permissible property uses, and the control of development intensity through

numerical parameters (e.g., dwelling units per acre, height limits, setbacks, parking ratios).

The new code section 20.98 proposes a form-based code for the former bingo site. The new code focuses on building design (including bulk and height), site design, street-front landscaping, pedestrian interaction and public amenities.

An amendment to the zoning map initiated by the City is processed as a legislative decision. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the review authority for legislative decisions and is responsible for holding workshops and open record Public Hearings on zone changes and development code amendments and making a recommendation to the City Council.

The proposed code language can be found in **Attachment 1**. A map of the area of the proposed rezone can be found in **Attachment 2**.

The purpose of this workshop is to:

- Review the proposed code language for Planned Area 4
- Review changes to the zoning map (new zoning designation)
- Respond to questions regarding new code language and/or zoning map
- Identify any additional information that may be necessary for the public hearing currently scheduled for October 18, 2007.

BACKGROUND / ANALYSIS

The students of the University of Washington Department of Landscape Architecture and Northwest Center for Livable Communities prepared the Ridgecrest Sustainable Neighborhood Development Workshop in the early part of 2007. The students developed four different development scenarios for two of the four commercial corners in the Ridgecrest commercial area. The two corners addressed are the former bingo site on the southwest corner and the 7-11 site on the northeast corner.

The students held two community meetings in the Ridgecrest Neighborhood. In those meetings, many ideas were discussed and evaluated.

City Staff has drafted regulations that capture the vision of the residents of Ridgecrest while also providing flexibility to a developer who builds on the site.

The Planning Commission is being asked to review the proposed regulations and offer comments or direction prior to staff's preparation of a final draft of the regulations that will be the subject of the public hearing.

TIMING & SCHEDULE

The following table is a chronology of the proposed Development Code amendment process for the current amendments.

DATE	DESCRIPTION
September 19, 2007	<ul style="list-style-type: none">• Planning Commission Workshop- introduction of proposed Planned Area 4 code language and zoning map.
September 2007	<ul style="list-style-type: none">• SEPA Determination to be issued/advertised. Notify CTED of proposed changes and City Council Public Hearing NO LESS than 60 days prior to City Council Public Hearing.
September-October 2007	<ul style="list-style-type: none">• Proposed Amendments advertised in <u>Seattle Times</u> and <u>Shoreline Enterprise</u>.• Written comment deadline minimum 14 day period advertised with notice. (Comment deadline must leave lead time to incorporate written comment into Planning Commission Public Hearing packet that is distributed no less than 7 days prior).
October 2007	<ul style="list-style-type: none">• Issue notice of public hearing at least 14 days prior to Planning Commission Public Hearing.
October 18, 2007	<ul style="list-style-type: none">• Planning Commission Public Hearing on proposed amendments.• Planning Commission deliberation and recommendation to City Council.
November-December 2007	<ul style="list-style-type: none">• City Council consideration and decision.

Staff looks forward to a discussion of these ideas with the Commission. If you have questions about the proposal, please contact Steve Szafran, 546-0786, or email him at sszafran@ci.shoreline.wa.us. prior to the meeting

ATTACHMENTS

Attachment 1: Development Code Section 20.98 - Planned Area 4

Attachment 2: Proposed Zoning Map with New Zoning Designations

Sections:

- [20.98.010](#) Purpose and Scope
- [20.98.020](#) Planned Area 4 Zones and Permitted/Prohibited Uses
- [20.98.030](#) Density and Dimensional Standards
- [20.98.040](#) Administrative Design Review
- [20.98.050](#) Design Standards
- [20.98.060](#) Public Feature Program
- [20.98.070](#) Parking
- [20.98.080](#) Signs
- [20.98.090](#) Outside Lighting

20.98.010 Purpose and Scope

- A. The purpose of this chapter is to establish development standards for Planned Area 4. These standards are intended to implement a new vision for this area by replacing or modifying the regulations of SMC Chapter 20.50 – General Development Standards. The Planned Area 4 standards are designed to:
 - 1. Be a form based code which provides flexibility, yet ensures the character of a project’s building and site design is supportive of the adjacent public spaces and uses.
 - 2. Create lively mixed use and retail frontage in a safe, walkable, transit-oriented neighborhood environment.
 - 3. Provide for human scale building design.
 - 4. Ensure that building and site design is presented to the neighborhood for comment.
- B. All development located within Planned Area 4 is:
 - 1. Subject to the regulations of:
 - a. This chapter;
 - b. SMC 20.10
 - c. SMC 20.20 – Definitions
 - d. SMC 20.30 – Procedures and Administration, including procedures for nonconformance and variances
 - e. SMC 20.40 – Zoning and Use Provisions
 - f. SMC 20.50 Subchapter 5 - Tree Conservation, Land Clearing and Site Grading Standards
 - g. SMC 20.50 Subchapter 7 – Landscaping Standards
 - h. SMC 20.60
 - i. SMC 20.70
 - j. SMC 20.80
 - 2. Subject to the regulations of the following subchapters of SMC 20.50 except as modified by this chapter:
 - a. Subchapter 6 – Parking, Access and Circulation
 - 3. Exempt from the regulations of the following subchapters of SMC 20.50:
 - a. Subchapter 2 – Single-family Detached Residential Design Standards (SMC 20.50.060-.115);
 - b. Subchapter 3 – Multi-family and Single-family Attached Residential Design Standards (SMC 20.50.120-.210); and

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- c. Subchapter 4 – Mixed Use, Commercial and Other Nonresidential Development Design Standards (SMC 20.50.220-.280).
4. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

20.98.020 Planned Area 4 Permitted/Prohibited Uses

- A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, Planned Area 4 is created as shown on Map 1 and on the official zoning map.
- B. All uses provided for under SMC 20.40.120-.140, including unlisted uses under SMC 20.40.570, are permitted outright in Planned Area 4 except the following, which are prohibited:
 1. Adult use facilities;
 2. Gambling uses;
 3. Kennels;
 4. Mobile home park;
 5. Vehicle repair, service and/or sales unless entirely within an enclosed building;
 6. Wastewater treatment facilities;
 7. Wrecking yards;
 8. Warehousing and wholesale trade;
 9. Outdoor material storage, including vehicles. Material storage shall be allowed only within a fully-enclosed structure.
 10. Shipping containers;
 11. Other uses the Director determines to not comport with the intent of the district as expressed in SMC 20.95.010, Purpose.
- C. The Director may make reasonable accommodations to provisions of the Code that apply to dwellings occupied or to be occupied by disabled persons as defined by the Federal Fair Housing Act and Fair Housing Act Amendments, when such reasonable accommodations may be necessary in order to comply with such acts. All such accommodations shall be personal to the applicant and shall expire immediately if the disabled applicant terminates occupancy at the subject site.

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20.98.030 Density and Dimensional Standards

A. Setback, Height, and FAR Standards

Table 20.98.030B –Dimensional Standards

Standards	Planned Area 4
Setback for mixed-use building base ¹	0 on north, east and south sides ² , 5' on west property line
Setback for building middle portion (2 nd and 3 rd story)	0 on north, east and south sides ² , 15' on west side
Setback for building top (above three stories)	10' on all sides
Building Height	Up to 6 Stories ³ if public bonus features are provided
Floor Area Ratio (FAR)	4.75
Density, basic	24 units per acre
Density, maximum	Unit total limited by height, FAR and parking requirements ⁴

¹ For the purpose of building setbacks, the mass of the building is divided into three sections: Base, middle and top.

² Canopies and awnings are allowed to extend into the right-of-way. The height shall range between eight feet and 12 feet and shall be a minimum of six feet in width.

³ See 20.98.060 for building height incentives.

⁴ See 20.98.030 (B)(1) for density incentives.

B. Density and Impervious Area. The base housing density in the Planned Area 4 zone is 24 dwelling units per acre. The number of units permitted on the site may be increased if affordable housing is provided on site according to the following formula: Ten percent (10%) of the units above 24 dwelling units per acre are affordable units. Example- a 2.5 acre site would yield 60 units at 24du/ac (2.5*24). If the developer intends to develop 200 units, 14 units shall be affordable (200-60*0.1). The maximum number of units on the site shall be governed by the height, floor area ratio, maximum impervious surface area, and parking requirements for the site. Affordable units are defined as: Affordable to households earning 80% of King County median income for rental units and households earning up to 120% of King County median income for ownership units.

Standards	Planned Area 4
Maximum Impervious Area	100%

C. Additional Height Provisions

1. Mechanical penthouses, stair/elevator overruns and antennae (not including WTF's) may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck.
2. WTF's may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck and are entirely shrouded.
3. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.

20.98.040 Administrative Design Review

A. Threshold An Administrative Design Review shall be required in addition to any other land use application for all construction within Planned Area 4, if the proposal:

1. Is a completely new development; or
2. Expands the square footage of an existing structure by 20 percent or more; or
3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

B. Standards for Approval The applicant for any design review shall demonstrate that plans satisfy the criteria in 20.98.050 unless approved as a design departure by the Department Director.

20.98.050 Design Standards

A. Threshold All development shall conform with the design standards found in this chapter if the project:

1. Is completely new development; or
2. Expands the square footage of an existing structure by 20 percent or more; or
3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

Building plans, site design and building design are subject to an administrative design review.

B. Standards Overlap

The various design features and elements used to comply with design standard requirements and/or to provide public features under SMC 20.98.060 may overlap or be merged together, provided the intent of the standard or feature is met. They do not have to be distinct and physically separate.

C. Planned Area 4 Site Design

1. This section shall include design standards for:
 - a. Site Design
 - b. Building Design
 - c. Public Features Design
2. A permit applicant may apply for a design departure approved by the Director to modify the standards in this section.

D. Site Design

1. Accommodation of Street Level Retail

- a. Intent: To provide retail services to the residents of the Ridgecrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate retail services.
- b. Buildings fronting 5th Avenue NE are required to build to the specifications necessary to house ground level retail. The minimum depth of the area for street level commercial is 20 feet. Ground level retail can include live/work units. See 20.98.050(E)(9).
- c. If ground level retail is not planned for building fronting 5th Avenue NE, the building will be available for retail uses at a future date.

2. 5th Avenue NE, NE 165th Street

- a. Intent: To create frontage which encourages pedestrian use, promotes a sense of security by providing “eyes on the street” and creates visual connections between activities inside and outside of buildings.
- b. Facades fronting on the 5th Avenue NE, NE 165th shall conform with transparency and blank wall requirements [See SMC 20.50.280].

3. NE 163rd Street and West Property Line

- a. Intent: To soften the visual impact of multi-use buildings to single-family homes by:
 - i. Decorative features such as plantings, trellis, stamped or painted concrete may be used on building fascia to provide a visual relief to properties to the west and south to mimic the effect of a fence or wall.
 - ii. Trees, shrubs and/or wall plantings should be planted in the setback on the west property line.

4. Driveway Access

- a. Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties.
- i. Design egress points in a manner to minimize headlight glare from outgoing automobiles.

5. Transit stops

- b. Intent: To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.
- c. Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop shall be designed and furnished to accommodate the intent in a manner approved by the Director.

6. Entry Courtyard

- a. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for all buildings with a public right-of-way frontage.
- b. Structures with dwelling units that have frontage on a public right-of-way shall include a residential entry courtyard.
- c. Nonresidential and mixed use structures shall have a primary pedestrian entrance visible and accessible from the public right-of-way. The entry shall be marked by architectural elements such as canopies, ornamental lighting fixtures and/or fixed seating that offer visual prominence.

E. Streetscape Improvements

1. **Threshold** All new construction and remodeling or additions that increase floor area by 20 percent or greater, or any alterations or repairs which exceed 50 percent of the value of the previous structure.
2. See SMC 20.70.030 and the City of Shoreline Engineering Development Guide for right-of-way improvements, including sidewalk width and street landscaping.

F. Building Design All of the following elements of building design will be approved through an administrative design review process. See 20.98.040

1. Pedestrian enhancements, transparency and blank wall treatment

- a. Intent: To provide pedestrians with:
 - i. protection from the elements;
 - ii. visual connections between activities inside and outside of buildings; and
 - iii. visual interest

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- b. All street fronting buildings over 35 feet tall shall provide overhead weather protection for pedestrians with a marquee, awning, building projection or other permanent structural element, over at least 80% of the frontage of the subject property. The weather protection must cover at least 4-1/2 feet of the width of the sidewalk and be located a minimum of 8 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees, streetlights, etc.
- c. Ground floor facades of all structures facing a public sidewalk shall transparent nonreflective glass windows.
- d. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural details and other techniques to create variety and interest.

2. Blank walls

- a. Intent: to reduce the negative visual impact of walls without openings or windows by ensuring there are features that add visual interest and variety to the streetscape.
- b. Blank walls more than 30 feet in length shall be treated to provide visual interest.

3. Facade Articulation

- a. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- b. All facades longer than 30 feet shall be articulated. Facades longer than 30 feet shall provide building elements such as embellished entrances, courtyards, bays, balconies and/or other architectural elements.

4. Vertical Differentiation

- a. Intent: To reduce the real and apparent bulk of multistory buildings.
- b. All buildings with more than three stories shall step back an additional story over the first three by at least 10 feet.
- c. After the first three stories, different building designs, materials, and/or colors should be used.
- d. All applications for new construction in Planned Area 4 are required to submit detailed building elevations.

5. Street Frontage Standards

- a. Intent: To provide pedestrian relief from the elements on 5th NE and 165th Street NE.
- b. Buildings shall occupy at least 80% of the street front.
- c. Buildings shall have their principal entrance on the street frontage line.
- d. Surface parking lots, loading docks and service areas shall not be located along any street frontage.
- e. Special features may project up to 4-1/2 feet into the sidewalk, provided they are a minimum seven feet above the sidewalk. Examples include awnings and bay windows.

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6. Roofline

- a. Intent: To provide buildings with a distinct profile as viewed from ground level.
- b. Buildings with flat roofs shall have projecting cornices in contrast with the predominate siding of the building to create a prominent edge when viewed against the sky.
- c. Buildings with pitched roofs shall have either a peak or valley readily evident when viewed from ground level.
- d. Rooflines shall provide variation and be used to denote building elements and functions such as entrances and porches.
- e. Flat unembellished parapets are prohibited.

7. Service areas and mechanical equipment

- a. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures.
- b. All on-site service areas, loading zones, garbage collection, recycling areas, and similar activities shall be located in an area not visible from the public street and fully screened on all sides by landscaping or other means.
- c. Utility vaults, ground mounted mechanical units, trash receptacles, satellite dishes, and other similar structures shall be screened on all sides from adjacent streets and public view. This does not include pedestrian-oriented trash receptacles along walkways.
- d. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
- e. Fences for screening and security purposes that are adjacent to the public right-of-way may be used only in combination with a trellis, landscaping, or other design alternatives to separate such fences from the pedestrian environment.
- f. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:
 - i. Grouped together
 - ii. Incorporated into the roof design, and
 - iii. Thoroughly screened, including from above when not in conflict with International Building Code or equipment specifications, by an extended parapet wall or other roof forms that are integrated with the architecture of the building.

8. Parking Structures

- a. Intent: To reduce the visual impact of above-ground parking structures.
- b. Parking structures at street level shall have an intervening use between the parking and the public right-of-way and shall not have direct access to a public right-of-way.
- c. Parking structures shall be fully enclosed or have limited openings that are screened.

9. Live/Work Units

- a. Intent: To accommodate retail/office space and living units fronting on public right-of-way. Live/work units provide flexibility to business owners who want to live where they work.
- b. Ground floor units facing a public sidewalk are required to be plumbed and built to be adapted for commercial use.

20.98.060 Public Bonus Feature Program

- A. Intent: To require installation of features that benefit the public to create a more inviting and livable community.
- B. Building height may be modified based on the following criteria:
 - 1. The building may increase to 4 stories if two items on the list below are provided. The building may increase to 5 stories if four of the items below are provided for and to 6 stories if six of the items below are provided for.
- C. Public Bonus Feature options
 - 1. Public Plaza (minimum of 500 square feet)
 - 2. Public Art
 - 3. Fountain or other water element.
 - 4. Benches or other resting options
 - 5. Active Recreation Space
 - 6. Tables, Outside Games
 - 7. Rooftop Lounge or Viewing Area with public access
 - 8. Public Path with Gardens or other natural features

Public amenities will be evaluated and approved based on administrative design review.

20.98.070 Parking

- A. Parking shall be screened from the right-of-way. Screening can consist of locating parking behind buildings or by opaque landscaping.
- B. The minimum number of off-street parking spaces required for commercial uses may be reduced by 25%:
 - 1. When different uses share a common parking facility;
 - 2. The uses have peak parking demand periods that do not overlap more than 2 hours; and
 - 3. Written evidence is provided of a long-term shared parking agreement recorded with the King County Division of Records and Elections.
- C. Minimum parking spaces required for residential uses are 1 space for studio and 1-bedroom units and 1.5 spaces for 2-bedroom units. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include car-sharing only parking spaces. Reductions to parking requirements may be applied for in Planned Area 4 and approved by the Director.

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- D. Parking areas in Planned Area 4 shall conform to the all of the parking design standards under SMC 20.50.410-.420
- E. Parking areas shall be located on-site or within 1000 feet of the site.
 - 1. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

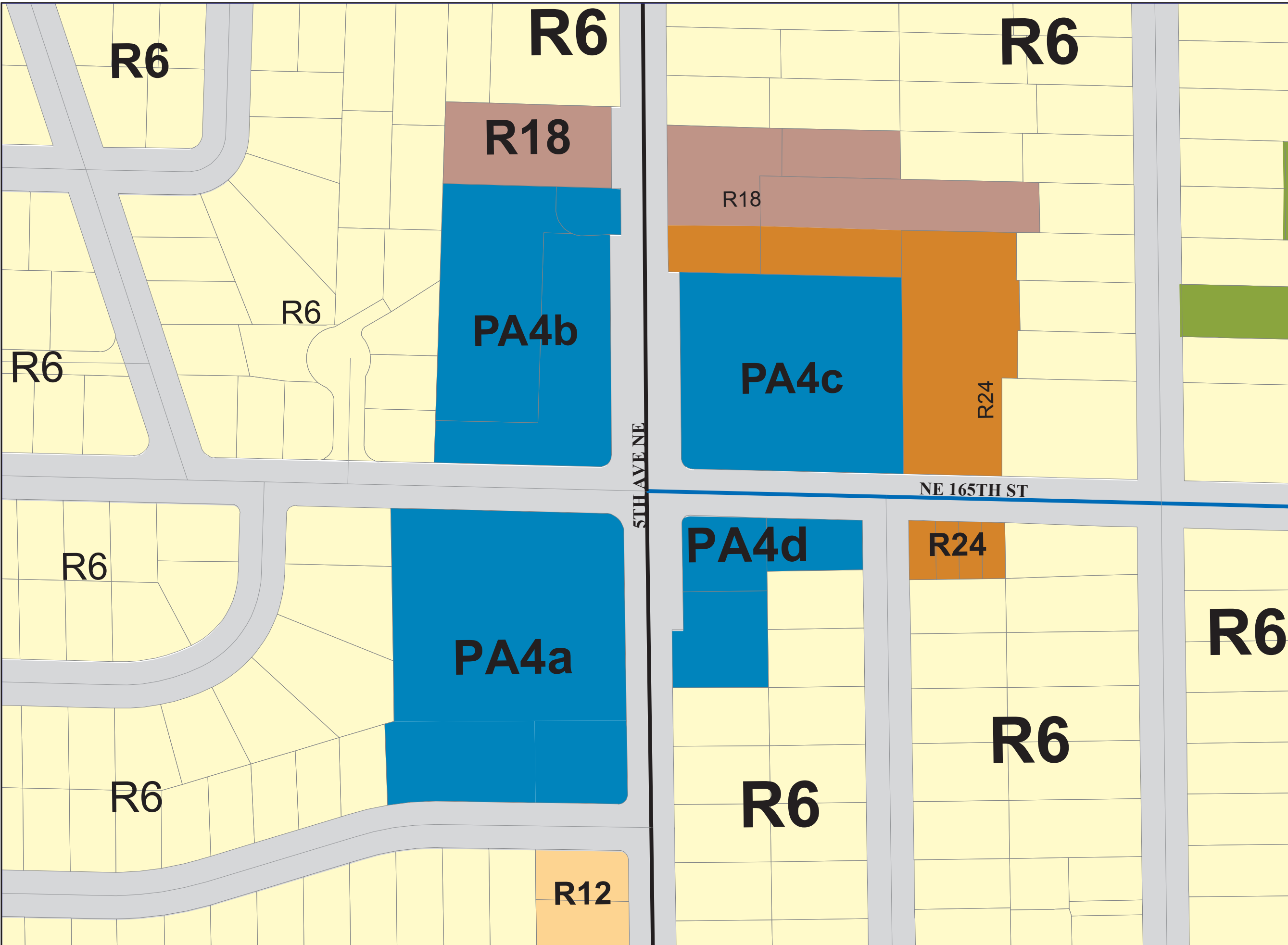
20.98.080 Signs

- A. Signs in the Planned Area 4 are subject to the following regulations:
 - 1. Building name signs shall have a maximum sign area of 100 square feet.
 - 2. Window signs may occupy a maximum of 50% of the window area.
 - 3. Sandwich board signs are prohibited.
 - 4. A master sign plan shall be submitted and approved with associated building permit.
 - 5. Blade signs shall have a minimum clearance of 7 feet.

20.98.090 Outside lighting

- A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.
- B. All lighting shall:
 - 1. Accent structures or provide security and visibility;
 - 2. Be shielded to confine emitted light to within the site ; and
 - 3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.
- C. All building entrances shall be well lit to provide inviting access and safety. Building-mounted lights and display window lights shall contribute to lighting of pedestrian walkways and gathering areas.
- D. Parking area light post height shall not exceed 25 feet.
- E. Outside lighting shall be minimum wattage metal halide or color corrected sodium light sources which emit “natural” light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.

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SHORELINE
 Geographic Information System
**Proposed Zoning
 Planned Area 4**
 Representation of Official
 Zoning Map Adopted By
 City Ordinance No. 292.
 Shows amendments through
 April 3, 2007.

Zoning Designation

- PA4; Planned Area 4
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- Regional Business-Contract Zone

Other Map Features

- City Boundary
- Open Water
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Park
- Tax Parcel Boundary
- Unclassified Right of Way

1 inch equals 119 feet
 0 30 60 120 180 240 Feet

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

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 Updated: 8/10/2007